PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200006120058500 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:44:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $27.60

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **June, 2000** between **T.C. JONES** , GRANTOR, and **CHARLES GIBSON, JR., a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 301 on the Map of J.M., T.J. and G.W. Harding's Subdivision, as of record in Book 21, page 80, Register's Office, Davidson County, Tennessee.

SAID Lot No. 301 fronts 50 feet on the east side of 22nd Ave., North, formerly Alamo Street, and runs back between parallel lines 158 feet to an alley.

BEING the same property conveyed to T.C. Jones, by deed from Lana J. Turner, of record in Instrument No. 199912150303388, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters on the Plan of record in Plat Book 21, page 80, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

T.C. Jones

T.C. JONES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **T.C. JONES** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **June, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/2002

Name and Address of Property Owner:

CHARLES GIBSON, JR.
1728 22nd AVE., NORTH
NASHVILLE, TN 37208

Property Address:

1728 22nd AVE., NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 081-11-0, 060.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$7,460.15** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **June, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
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