Instr:200006120058503 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:54:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $35.47

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **June, 2000** between **KATHERINE COBBLE** , 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:

Tract 1:
Land in Davidson County, Tennessee, BEING the northern 1/2 or northerly 25 feet of Lot No. 36 on the Map of C.M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for said County.

Said part of said lot fronts 25 feet on the easterly side of 11th Ave., North and runs back between parallel lines 136 feet to an alley.

Tract 1 also known as:
926 11th Ave., North, Nashville, TN 37208

BEING the same property conveyed to Katherine Cobble, by deed from Cecil Glenn, Lottie Easter Glenn and Alex Cobble, of record in Book 7364, page 648, Register's Office, Davidson County, Tennessee.

Tract 2:
BEING the southerly half of Lot No. 36 on the Plan of C. M. Holt's Addition to Nashville, as of record in Book 21, page 33, Register's Office for said County.

The southerly half of Lot No. 36 fronts 25 feet on the easterly side of 11th Avenue, North, formerly Cumberland Street, and runs back between parallel lines 138 feet, more or less, to an alley.

Tract 2 also known as:
924 11th Ave., North, Nashville, TN 37208

BEING the same property conveyed to Alex and Katherine Cobble, by deed from Murdine A. Grady, of record in Book 8974, page 337, Register's Office, Davidson County, Tennessee. Alex Cobble has since died.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 21, page 33, said Register's Office.

Spouse of Katherine Cobble, if any, joins in conveyance, conveying any and all interests, marital or otherwise, that he may have in aforementioned referenced property, now or hereafter.

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.

Katherine Cobble

KATHERINE COBBLE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **KATHERINE COBBLE** , 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

My Commission Expires: 9/28/2002

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

Name and Address of Property Owner:

CHARLES GIBSON, JR.
926 11th AVE., NORTH & 924 11th AVE., NORTH
NASHVILLE, TN

Property Address:

926 11th AVE., NORTH & 924 11th AVE., NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Parcel #:

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 **$9,586.86** 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

My Commission Expires: 9/28/2002

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

RETURN TO:

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