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

Instr:200008160081063 Page: 1 OF 2
REC'D FOR REC 08/16/2000 9:40:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $37.00

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **July, 2000** between **OSCAR F. MCKINNIE**, GRANTOR, and **CHARLES GIBSON, JR., a married man, and EDD R. TURNER, III, 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 part of Lot No. 292 on the north Nashville Real Estate Company's Plan of Lots in Nashville, Tennessee, a plan of which is of record in Book 21, page 105, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, south 42 degrees 38' 45" west 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of north 69 degrees 18' 48" west 53 feet, more or less, to a point in the line between Lots Nos. 290 and 292; thence with the line between said two lots northeastwardly 155 feet, more or less to the southwesterly margin of said Delta Avenue; thence with he same southeastwardly 50 feet to the point of beginning.

BEING the same property conveyed to Oscar F. McKinnie, by deed from George Pitt and wife, Mamie Pitt, of record in Book 7581, page 996, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the 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 105, said Register's Office.

The above referenced property has never been the principal residence of the Grantor. 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.

Oscar F O. McKinnie

OSCAR F. MCKINNIE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **OSCAR F. MCKINNIE** , 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 31st day of **July, 2000.**

Notary Public

My Commission Expires: 2-27-04

Name and Address of Property Owner:

CHARLES GIBSON, JR. and EDD R. TURNER, III
775 HILL RD
BRENTWOOD, TN 37027

Property Address:

1705 DELTA AVE.
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 081-12-0, 045.00

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 $ 10,000.00 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 27th day of **July, 2000**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires September 28, 2002

Notary Public

My Commission Expires: 9/28/02

RETURN TO:

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