PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 133-1-201

Davidson County DEEDWARR
Recvd: 09/08/00 08:39 2pgs
Fees:11.00 Taxes:175.75

20000908-0088988

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **August, 2000** between **Southern Financial, Inc.** , GRANTOR, and **Howard D. Gipson and wife, Clara J. Gipson** , 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:

Land in David son County, Tennessee, BEING the westerly 75 feet of Lot Nos. 420 and 421 on the Map of Sunrise Heights Second Plan, of record in Book 421, page 46, Register's Office for David son County, Tennessee.

Said parts of said lots adjoin and front 75 feet on the northerly margin of Elgin Street and run back between parallel lines in a northerly direction 100 feet to a dead line; the northerly margin of said Lot No. 420 bordering on the southerly margin of Lot No. 419 in said Plan and the southerly margin of Lot No. 421 bordering on the northerly margin of Elgin Street.

Being the same property conveyed to Southern Financial, Inc., by deed from D. W. McMackin, Substitute Trustee, dated October 8, 1999, and recorded in Book 11705, page 245, said Register's Office.

This conveyance is made subject to the 2000 property taxes, which have been prorated, Grantees to pay; and, all matters as shown on the plan of record in Book 421, page 46, said Register's Office.

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. Southern Financial, Inc.

BY: John Bruno, Pres.
John Bruno , President
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **John Bruno** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Southern Financial, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in **Brentwood**, this the **31st** day of **August, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

Name and Address of Property Owner:

Howard D. Gipson and Clara J. Gipson
3314 Mimosa Drive
Nashville, TN 37211

Property Address:

502 Elgin Street
Nashville, TN 37211

Person Responsible for Taxes:

Same

Brentwood

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$47,500.00** 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.

Howard D. Gipson
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027