22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/01 13:24 2pgs
Fees:11.00 Taxes:185.00

20010212-0013421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT B. SNEED, JR.	SAME	091-08-0 186.00
(NAME)	(NAME)	
P. O. BOX 90970		091-08-0 187.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		091-08-0 338.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPH C. GIBSON AND WIFE, RUBY BAKER GIBSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT B. SNEED, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NOS. I AND II:

LAND in DAVIDSON County, Tennessee, being Lot Nos. 38 and 39, on the unrecorded Plan of The Subdivision of the Beatrice Lockhart Property, in the Old 25th Ward of the City of Nashville and described according to a copy of a survey thereof made by S. R. Sandford, Civil Engineer, dated December 14, 1932, as follows:

SAID Lot No. 38 fronts 50 feet on the southerly margin of KENTUCKY AVENUE and extends back between parallel lines 155 feet to an alley.

SAID Lot No. 39 fronts 50 feet on the southerly margin of KENTUCKY AVENUE and extends back between parallel lines 155 feet to an alley.

TRACT NO. III:

LAND in DAVIDSON County, Tennessee, being Lot No. 2, on the Plan of GIBSON SUBDIVISION, of record in Book 8250, page 285, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

*** CONTINUED ***

unimproved (X)
This is improved ( ) property, known as PARCELS 186-187-338 KENTUCKY AVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of February, 2000

Joseph C Gibson
JOSEPH C. GIBSON

Ruby Baker Gibson
RUBY BAKER GIBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH C. GIBSON AND WIFE, RUBY BAKER GIBSON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 7th day of February 2000.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

*** **CONTINUATION**

ALL BEING part of the same property conveyed to JOSEPH C. GIBSON AND WIFE, RUBY BAKER GIBSON, by deed from Bush Building Company, of record in Book 4226, page 625, corrected in Book 4245, page 442, Register's Office for DAVIDSON, County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD