THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 07/19/01 10:36 2pgs
Fees:13.00 Taxes:438.76
20010719-0076540

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Gerald C. Gibbs 405 Byrd Court Old Hickory, TN 37138	New Owner	53/16/179 LW 10230

FOR AND IN 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,

Keith P. Ellis and wife, Penny A. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald C. Gibbs and wife, Connie G. Gibbs

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:

Land in Davidson County, Tennessee, being Lot Number 48, on the Plan of King Court Subdivision, Section Three, of record in Plat Book 7900, Page 958, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith P. Ellis and wife, Penny A. Ellis by Deed of record in Book 11654, Page 940 & Re-recorded in Book 11666, Page 36, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 405 Byrd Court Old Hickory, TN 37138

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 HANDS THIS 16th day of July, 2001

Keith P. Ellis **Penny A. Ellis**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Keith P. Ellis and wife, Penny A. Ellis

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 16th day of July, 2001

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission expires August 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,585.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of July, 2001

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TEN.

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public