PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2001** between **JOHNNY W. HARGIS, an unmarried man** , GRANTOR, and **KENNETH G. GIPSON and LINDA A. GIPSON, husband and wife** , 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 **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the Plan of Fairview, Section II, of record in Book 3600, page 6, Register's Office for said County.

Said lot fronts 77 feet on the westerly side of May Drive and runs back 175.4 feet on the northerly line and 150 feet on the southerly line to a dead line, which is a broken line, on which it measures 95.7 feet.

Being the same property conveyed to Johnny W. Hargis and wife, Patsy Ann Hargis by deed from John T. Hargis and wife, Margaret C. Hargis, of record in Book 3676, page 503, Register's Office for Davidson County, Tennessee. The said Patsy Ann Hargis has since deceased.

THIS CONVEYANCE IS SUBJECT TO taxes for the year which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 3600, Page 6; Restrictive Covenants of record i Book 3570, Page 147; any and all easements, right of ways, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

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.

JOHNNY W. HARGIS
Signature of Seller 7/20/01

Davidson County DEEDWARR
Recvd: 08/17/01 10:28 2pgs
Fees:13.00 Taxes:432.90

20010817-0089084

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOHNNY W. HARGIS, an unmarried man** , 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 **20th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

KENNETH G. GIPSON and LINDA A. GIPSON
609 MAY DRIVE
MADISON, TN 37115

Property Address:

609 MAY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

WELLS FARGO HOME MORTGAGE, INC.
1820 WEST END AVENUE
NASHVILLE, TN 37203

Map # 43-2
Parcel #: 54

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 **$117,000.00** 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.

Linda A Gipson
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076