STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of September, 2001.

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/23/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/17/01 09:59 2pgs
Fees:13.00 Taxes:647.50
20010917-0100370

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott E. Gibbs and Valerie B. Gibbs
601 Magnolia Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
ABN Amro Mortgage Group, Inc.
4242 N. Harlem Ave.
Norridge, IL. 60706

MAP-PARCEL NUMBERS:
Map & Parcel 172-030-B-052.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert K. Seeley and Michelle D. Seeley, Husband and Wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott E. Gibbs and Valerie B. Gibbs, Husband and Wife** hereinafter referred to as 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, being Lot No. 52, on the Plan of the Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Kyle Seeley and wife, Michelle D. Seeley, by Warranty Deed from Richter Dial Builders, Inc., of record in Deed Book 9310, page 73, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of the Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office of Davidson County, Tennessee.

Restrictive covenants contained in instruments of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, Page 392; Book 8634, page 224 and Book 8643, page 675, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Book 8454, Page 246, Register's Office of said County.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 601 Magnolia Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of September, 2001.

Robert Kyle Seeley

Robert K. Seeley

Michelle D. Seeley

Michelle D. Seeley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert K. Seeley and Michelle D. Seeley, Husband and Wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2001.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

03827-BW