Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **9th** day of **November, 2001** between **CHARLES GIBSON, JR., a married man** , GRANTOR, and **MARTHA V. NEBLETT, an unmarried woman** , GRANTEE.

WITNESSETH: 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:

**Tract 1:**

**Land in Davidson County, Tennessee, Being the northern 1/2 or northerly 25 feet of Lot No. 36 on the Map of C. M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for said County.**

**Said part of said lot fronts 25 feet on the easterly side of 11th Ave., North and runs back between parallel lines 136 feet to an alley.**

**Tract 1 also known as:**
**926 11th Ave., North, Nashville, Tn. 37208**

**Tract 2:**
**Being the southerly half of Lot 36 on the Plan of C. M. Holt's Addition to Nashville, as of record in Book 21, page 33, Register's office for said County.**

**The southerly half of Lot No. 36 fronts 25 feet on the easterly side of 11th Avenue, North, formerly Cumberland Street, and runs back between parallel lines 138 feet, more or less, to an alley.**

**Tract 2 also known as:**
**924 11th Ave., North, Nashville, Tn 37208**

**Being the same property conveyed to Charles Gibson, Jr., a married man, by deed from Katherine Cobble, of record in Instrument No. 200006120058503, Register's Office for Davidson County, Tennessee, dated June 2nd, 2000 and filed for record on June 12th, 2000.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Book 21, Page 33; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**The above referenced property is not and has never been the principal residence of the Grantor(s).**

**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.

**CHARLES GIBSON, JR.**
Signature of Seller

Davidson County DEEDWARR
Recvd: 11/19/01 16:30 2pgs
Fees:13.00 Taxes:314.50

20011119-0126768

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **CHARLES GIBSON, JR., a married 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 **9th** day of **November, 2001.**

Notary Public

My Commission Expires: 9/28/02

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

Name and Address of Property Owner:

**MARTHA V. NEBLETT**
**926 11TH AVENUE NORTH**
**NASHVILLE, TN 37208**

Property Address:

**926 11TH AVENUE NORTH**
**NASHVILLE, TN 37208**

Person Responsible for Taxes:

**Parcel #:**

# 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 **$85,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **November, 2001.**

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission Expires: 8-15-05

RETURN TO:

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