THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 06/20/02 09:35 2pgs
Fees:13.00 Taxes:614.20
20020620-0074477

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To	Map-Parcel Nos.
MICHAEL CHAPPELL 1329 Fernbank Drive Madison, TN 37115	Same	052-13-0 003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. GIBSON**, a widower, has this day bargained and sold, and does hereby transfer and convey unto the said **MICHAEL CHAPPELL,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing subdivision of Lots Nos. 45, 46, 47, 48 and 49 in Montague Subdivision, as of record in Book 547, page 35, Register's Office for said County, described as follows:

Beginning in the center of Fern Bank Drive at the corner of Lots Nos. 1 and 2; thence with the center of said Drive, southwardly 115.6 feet; thence eastwardly 25 feet to the easterly margin of said Drive; thence South 6 deg. east 218 feet; thence South 52 deg. east 100 feet to low water mark of the Cumberland River; thence with said low water mark, northwardly 270.6 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 289 feet to the beginning, containing 1.43 acres, more or less.

Being the same property conveyed to John W. Jamison and wife, Pauline F. Jamison, by deed from Wesley A. Dickson and wife, Helen W. Dickson, of record in Book 3678, page 347, said Register's Office. The said John W. Jamison having predeceased Pauline F. Jamison and the said Pauline F. Jamison having since died. The Will of Pauline F. Jamison of record in Will Book 182, page 169, Davidson County Probate Court Clerk's Office and of record in Book 9871, page 833, Register's Office for Davidson County, Tennessee, devised the subject property to John H. Gibson.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $166,000.00.

Subscribed and sworn to before me,
this 18th of June, 2002.
My Commission Expires: 3/22/04

Affiant

Notary Public

This is improved property located at 1329 Fernbank Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14 day of June, 2002.

John H. Gibson

JOHN H. GIBSON

STATE OF KENTUCKY
COUNTY OF State at Large

Personally appeared before me, Mary Lee Richardson a Notary Public in and for said County and State, **JOHN H. GIBSON**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky, this the 14 day of June, 2002.

Mary Lee Richardson

NOTARY PUBLIC

My Commission Expires: Jan 15, 2003

