STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00.

Craig Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Re-record to correct Lot Number

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Gibbs and Trudi Gibbs	Craig Gibbs and Trudi Gibbs	Map: 120-05-0-195.00
(NAME) 405 Dunailie Drive	(NAME) 405 Dunailie Drive	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN. 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, BESSIE A. BERNHARDT, UNMARRIED hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto CRAIG GIBBS AND WIFE TRUDI GIBBS, hereinafter called the GRANTEE(S), 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 No. 5D21 ~~XXX~~ on the plan of Section 5-D, Glengarry Park of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles F. Bernhardt and wife, Bessie A. Bernhardt, by Warranty Deed of record in Book 3766, page 621, said Register's Office. The said Charles F. Bernhardt having since died leaving Bessie A. Bernhardt as surviving tenant by the entirety. Bessie A. Bernhardt conveyed subject property to Bessie A. Bernhardt and Richard Charles Bernhardt by Quitclaim Deed in Instrument No. 19991229-0308236, and Richard Charles Bernhardt subsequently conveyed subject property to Bessie A. Bernhardt by Quitclaim Deed of record in Instrument No. 20020327-0037026, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 1788, page 349, Book 3186, page 148, Book 3377, page 567, Book 3613, page 464, and Book 3675, page 278; and, any and all matters as shown on the plan of record in Plat Book 3600, page 36, said Register's Office.

Unimproved ( )
This is improved (x) property, known as 405 Dunailie Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 29th day of April, 2002.

Bessie A. Bernhardt

Bessie A. Bernhardt

Davidson County DEEDWARR
Recvd: 05/01/02 11:00 2pgs
Fees:13.00 Taxes:307.10
[redacted]
20020501-0053428

RE-RECORD

Davidson County DEEDWARR
Recvd: 08/16/02 11:27 2pgs
Fees:12.00 Taxes:0.00
20020816-0099344

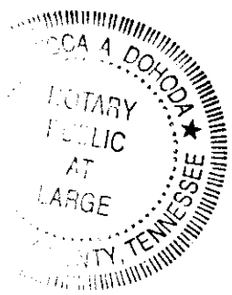
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Bessie A. Bernhardt who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2002.

Notary Public Rebecca A. Dohoda



My Commission Expires: 05/15/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217