Davidson County DEEDWARR
Recvd: 10/02/02 13:08 1pgs
Fees:13.00 Taxes:477.30

20021002-0119906

WARRANTY DEED

Return to:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 129,000.00

Fred W. Kilby
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 30TH DAY OF SEPTEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
STEPHANIE H. GORE, ATTORNEY AT LAW, SUITE 310 CUMMINS STATION, 209 TENTH AVE. SOUTH, NASHVILLE, TN 37203

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Fred W. Kilby and Matijane S. Kilby	Countrywide Home Loans	MAP: 75-10
8416 Terry Lane	750 Old Hickory Blvd., # 180	Parcel: 155
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS. CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

BETH ANN GIBSON, UNMARRIED, FORMERLY KNOWN AS BETH ANN HOOPER

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRED W. KILBY AND WIFE, MATIJANE S. KILBY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot Number 190 on the Plan of Hermitage Estates, of record in Plat Book 3300, at Page 70 and 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beth Ann Hooper by Quitclaim Deed from Ronald Lloyd Hooper of record in Book 9440, page 421, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed May 25, 1994, in the Fourth Circuit Court for Davidson County, Docket Number 94D-1968, Register's Office for Davidson County, Tennessee, and by warranty deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9108, page 154, Register's Office for Davidson County, Tennessee.

Beth Ann Hooper now being known as Beth Ann Gibson.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This is the same description as in the previous deed of record, and is is improved property known as 8416 Terry Lane, Hermitage, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee 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, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of September, 2002.

Beth Ann Gibson

Beth Ann Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Beth Ann Gibson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 30th day of September, 2002.

Notary Public Deborah H. Berrie

My Commission Expires:

DEBORAH H. BERRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMM. EXPIRES MARCH 25, 2006