WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 11:37 2pgs
Fees:13.00 Taxes:554.08

20021118-0142614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,750.00

Marvel F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2002

Mary Brandon
Notary Public

MY COMMISSION EXPIRES: 10-25-03 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SILAS E. MATHES (NAME)	New South Federal Savings Bank (NAME)	MAP 72-3
1300 GREENFIELD AVENUE (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 325
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENDRA L. GIPSON AND HUSBAND, DARRON S. GIPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SILAS E. MATHES AND WIFE, JULIE M. MATHES

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

BEING a tract of land in Davidson County, Tennessee, BEING Lot No. 1 on the unrecorded Plan of Nashville Trust Company Subdivision of Lot 1, 2 and a 30-foot strip adjoining Lot No. 1 on the West as shown on Plan of Subdivision of Mora Sharpe-lands, as of record in Book 547, Page 114, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License Number 664, dated June 10, 1992 as follows:

BEGINNING at a point in the southerly margin of Greenfield Avenue, said point also being at the southeast intersection of Greenfield Avenue and an Alley; thence with said southerly margin of Greenfield Avenue easterly 70 feet to a point; thence leaving said margin of said road southwesterly 200 feet to a point; thence westerly 43 feet to a point in the easterly margin of an Alley; thence with said margin of said Alley, northerly 200 feet to a point in the southerly margin of Greenfield Avenue, the point of begining.

BEING the same property conveyed to Kendra L. Gipson and husband, Darron S. Gipson by Warranty Deed from Amy E. Hoeft, Unmarried of record in Book 11533, page 674, Register's Office for DAVIDSON COUNTY, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1300 GREENFIELD AVENUE, NASHVILLE, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand S this 14th day of November, 2002

Kendra L. Gipson
KENDRA L. GIPSON

Darron S. Gipson
DARRON S. GIPSON

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 KENDRA L. GIPSON AND HUSBAND, DARRON S. GIPSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of November, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public