Davidson County DEEDWARR
Recvd: 11/21/02 08:51 2pgs
Fees:13.00 Taxes:185.00
20021121-0144575

This Instrument Prepared By:

Charles W. McKinney
Two East Main Street
Gordonsville, TN 38563
615/683-8278

Property Tax Information:
Map # 075 080A
Parcel # 071 00CO

Send Tax Notice To:
EMMETT AND GLADYS GIBBS
42 CEDAR POINT CIRCLE
BRUSH CREEK TN 38547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSDAND ($50,000.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations, I have this day bargained and sold and by these presents do hereby transfer and convey unto EMMETT GIBBS and wife GLADYS GIBBS, their heirs and assigns, my interest in and to the following tract or parcel of land lying or being in Davidson County, Tennessee, and more particularly described as follows:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 172 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominiums, as of record in Book 6250, page 627 and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

Being the same property as conveyed to Elizabeth Ann Wilburn by deed from Lora Lynn Sweeney, formerly Lora Lynn Pardue, said deed dated February 9, 1994, and recorded in Deed Book 9247, page 883, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, covenants, conditions, and all matters of record in the Register's Office of Davidson County, Tennessee.

Possession to be given with deed.

The 2002 property taxes to be paid by Grantor.

TO HAVE AND TO HOLD all my right, title and interest in and to said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said EMMETT GIBBS and wife GLADYS GIBBS, their heirs and assigns, forever.

I COVENANT that I am lawfully seized and possessed of said tract or parcel of land in fee simple and have a good and lawful right to convey it and same is unencumbered.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and

forever defend the title to said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND this the 4th day of November, 2002.

ELIZABETH ANN WILBURN

ACKNOWLEDGMENTS

STATE OF TENNESSEE

COUNTY OF Smith

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, the within named Elizabeth Ann Wilburn, the Bargainor, with whom I am personally acquainted and who acknowledges that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at offices in Gordonsville, Tennessee, this the 4th day of November, 2002.

NOTARY PUBLIC

CHARLES W. McKINNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1/12/2004

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 50,000.00, which amount is equal to or greater than the amount which the property transferred would command a fair voluntary sale.

Affiant

Subscribed and sworn to before me
This the 18th day of November 2002

Register of Deeds By: D.P.

$.50

REGISTER'S OFFICE SMITH COUNTY TN

Deeds 401