Davidson County DEEDWARR
Recvd: 11/21/02 11:41 2pgs
Fees:13.00 Taxes:111.00
20021121-0144822

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 30,000.00

Affiant

Sworn to and subscribed before me on this the 7th day of October, 2002.

I.D. Lewis III
NOTARY PUBLIC
My Commission Expires: 10-26-04

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Shonn Tibbs	Same as Owner	92-6-492
387 Needmore Road		
Old Hickory, Tn 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **EQUITY MORTGAGE, INC.**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SHONN TIBBS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots 95 and 96 on the Map of Faulconer & Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Tract, a plat of which is of record in Book 57, Page 121, said Registers' Office. Said Lots front together 72 feet on the Northerly side of Booker Street and run back between parallel lines 106 feet to a 12-foot alley on which said lots front 72 feet.

BEING the same property conveyed to EQUITY MORTGAGE, INC. by Trustee's Deed dated September 16, 2002, and recorded as Instrument No. _____, said Registers' Office.

This is improved property known as 2514 Booker Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 7th day of October, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EQUITY MORTGAGE, INC.

BY: _____
Dan Lewis, President

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan Lewis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be President or other officer authorized to execute the instrument of EQUITY MORTGAGE, INC., the within named bargainor, a corporation, and that Dan Lewis, as such President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as President.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 7th day of October, 2002.

I.D. Lewis III
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 10-05-04