Davidson County DEEDWARR
Recvd: 05/02/03 08:18 2pgs
Fees:13.00 Taxes:399.60

20030502-0058579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7/26/03 My Commission Expires July 26, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher H. Mohnani
1201 Coarsey Drive
Nashville,Tennessee 37217

SEND TAX BILLS TO:
WELLS FARGO HOME MORTGAGE, INC.
4456 CORPORATION LANE, SUITE 100
VIRGINIA BEACH, VA 23462

MAP-PARCEL NUMBERS:
107-13.00-53.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Gibbons and wife, Karen Gibbons** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher H. Mohnani** hereinafter referred to as Grantees, 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. 301 on the Revised Plan of Lots Nos. 301, 302, and 318, and 300 of Miro Meadows Second Addition as of record in Plat Book 1424, Page 124, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric Gibbons and wife, Karen Gibbons by deed from David Brent Gambrell and Glenn D. Gambrell and wife, Jeannette Gambrell, as Joint Tenants With Right of Survivorship, of record in Book 11462, Page 465, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 124, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1710, Page 183, as amended in Book 1728, Page 113, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1201 Coarsey Drive, Nashville,Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of April, 2003.

Y _____
Eric Gibbons

Y Karen Gibbons
Karen Gibbons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Gibbons and Karen Gibbons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2003.

_____
Notary Public

My Commission Expires: 11/2/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

07971-BP