Davidson County DEEDWARR
Recvd: 05/06/03 07:56 2pgs
Fees:13.00 Taxes:258.09
20030506-0059772

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 $69,753.56.

x _____
Affiant

Sworn to and subscribed before me on this the 28 day of April, 2003.

_____
NOTARY PUBLIC
My Commission Expires: 6-10-05

MORTGAGEE:

Equity Mortgage, Inc.
P. O. Box 2171
Hendersonville, TN 37077

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Shonn Tibbs	Same as Owner	083-14-0 188.00
310 South 17th Street		
Nashville, TN 37206		

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), **EUGENE BROWN, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SHONN TIBBS, married**, 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, TN, being the Southerly 37 feet of Lot No. 90 and the Northerly 13 feet of Lot No. 91 on the Plan of Edgefield Land Company First Subdivision as of record in Book No. 57, Page 130, Registers' Office for said County.

The said South part of Lot No 90 and the North part of Lot 91 front together 50 feet on the West side of 17th Street, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to EUGENE BROWN, unmarried by Deed from LARRY J. BURGE and wife, DIXIE D. BURGE and recorded in Book 6603, Page 556, Registers' Office for Davidson County, TN.

SUBJECT to restrictions, easements and setback lines of record, said Registers' Office.

This is improved property known as 310 South 17th Street, Nashville, Tn 37206.

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 28th day of April, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eugene Brown

EUGENE BROWN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, EUGENE BROWN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 28th day of April, 2003.

Carla M. Lewis

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires: 6-7-05