Davidson County DEEDWARR
Recvd: 07/31/03 15:34 3pgs
Fees:18.00 Taxes:503.20
20030731-0108927

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

The Mary Ellen Gibson Hoover Trust
537 Brewer Drive
Nashville, TN 37211

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 161-03-0
Parcel 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M.E. Jackson, also known as Mary Ellen Hoover, but having divorced and remarried, and now known as Mary Ellen Jackson-Byrd, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Andrew B. Gibson, Jr., Trustee for The Mary Ellen Gibson Hoover Trust, ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brewer Heights, Section 1, as of record in Book 4595, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to A.B. Gibson, Sr. and M.E. Jackson by deed from David M. Smith and wife, Phyllis T. Smith of record in Book 6308, page 492, Register's Office for Davidson County, Tennessee. The said A.B. Gibson, Sr. having since died on July 27, 1989 and by his Last Will and Testament did devise his interest in the above-described property to his daughter, Mary Ellen Jackson, said Will having been probated in the Probate Court of Davidson County, Tennessee, and recorded in Will Book 168, page 52, Probate Court Clerk's Office for Davidson County, Tennessee. The said M.E. Jackson, also known as Mary Ellen Hoover, but having since divorced and remarried, is now known as Mary Ellen Jackson-Byrd.

Victor P. Byrd joins in the execution of this instrument to convey his interest in the property as spouse of Mary Ellen Jackson-Byrd.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 537 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 11th day of July, 2003.

Mary Ellen Jackson-Byrd

Victor P. Byrd

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary Ellen Jackson-Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 11/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Victor P. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11 day of July, 2003.

Notary Public

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
January 29, 2005