Davidson County DEEDWARR
Recvd: 02/18/04 08:23 3pgs
Fees:18.00 Taxes:222.00

20040218-0018286

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 3[illegible]ording Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autry Gibbs, Jr. (NAME)	Same (NAME)	MAP 135
2516 Smith Springs Rd. (ADDRESS)	(NAME)	PARCEL 201
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brenda Joyce Waldron and husband, George Everett Waldron, III and Barbara Ann Gambill and wife, Clyde David Gambill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Autry Gibbs, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning in the center of Smith Springs Road at the southwest corner of the property conveyed to W. McGill and wife, of record in Book 1422, page 634, Register's Office for said County; thence with McGill's western boundary line North 14 deg. 30' East, 360 feet, and continuing with the same North 8 deg. 12' East 90 feet to an iron pin; thence North 59 deg. 33' West 378 feet to the eastern boundary line of the Palmer property; thence with the same South 1 deg. 03' East 236 feet to an iron pin; thence South 45 deg. 20' East 130 feet to an iron pin; thence South 10 deg. 50' West 36 feet; thence South 63 deg. 45' East 125 feet to an iron pin; thence South 22 deg. 06' West 174 feet to the center of Smith Springs Road; thence with the center of same South 60 deg. 03' East 100 feet to the beginning, containing 2.31 acres more or less, according to survey made by Hickerson & Pleasant Engineering Company, October 11, 1966.

Being the same property conveyed to Brenda Joyce Waldron and husband, George Everett Waldron, III and Barbara Ann Gambill and husband, Clyde David Gambill by deed from Margaret Neal Polk (formerly known as Margaret Neal O'Neal) and husband, William Thomas Polk of record in Book 9613, page 849, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2512 Smith Springs Road, Nashville, TN 37217 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 16th day of February, 2004

Brenda Joyce Waldron
Brenda Joyce Waldron

Barbara Ann Gambill
Barbara Ann Gambill

George Everett Waldron, III
George Everett Waldron, III

Clyde David Gambill
Clyde David Gambill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Joyce Waldron and husband, George Everett Waldron, III and Barbara Ann Gambill and wife, Clyde David Gambill

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

is a 0.04 tract of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Margaret Neal O'Neal Polk of record in Book 8159, page 967, Register's Office for Davidson County, Tennessee.

Subject to right of way for Smith Springs Road.

Subject to easement of record in Book 8159, page 967, said Register's Office.

Taxes for the year 2004 are assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.