File #200450032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy. 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela D. Stanfield	Michigan Fidelity Acceptance Corp.	Map 134-5-0
(NAME) 3456 Donna Kay Drive	(NAME) 25800 Northwest Highway, Ste 875	Parcel 055.00
(ADDRESS) Nashville TN 37211	(ADDRESS) Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRAIG GIBBS, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ANGELA D. STANFIELD, A MARRIED WOMAN**, hereinafter called the GRANTEE, her 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 all of Lot No. 118, on the Plan of Section Three, Addition to Greenwood Hills, as shown by plat appearing of record in Plat Book 5200, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sheila Mays Alexander by Quitclaim Deed dated September 27, 1995 of record in Book 9808, Page 345 and being further conveyed to Sheila Mays Alexander by Quitclaim Deed dated January 7, 2003 of record in Instrument No. 20030107-0002286 and being further conveyed to Franklin Credit Management Corporation by Substitute Trustee's Deed dated March 4, 2003 of record in Instrument Number 20030317-0035403 and being further conveyed to Craig Gibbs by Special Warranty Deed dated September 12, 2003 of record in Instrument Number 20030925-0142175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5259, Page 933; any and all matters shown on plat of record in Plat Book 5200, Page 33; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Trudi Gibbs, spouse of Craig Gibbs, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 3456 Donna Kay Drive, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 02/19/04 10:30 2pgs
Fees:13.00 Taxes:425.50

20040219-0019101

Witness our hands this 18th day of February, 2004.

Craig Gibbs

Trudi Gibbs

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Craig Gibbs and Trudi Gibbs who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February, 2004.

Notary Public

My Commission Expires: 2-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy. 1-C
Hermitage, TN 37076