M13230 Return to:
First National Financial Title
25 Century Blvd., Ste. 233
Nashville, TN. 37214

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kevin M. Gibson	Same	Map 146-15
5127 Overton Road	same	Parcel 106.00
Nashville, TN 37220	Same	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anne C. Williams,** married, as Personal Representative of the Estate of Joseph S. Cunningham, Jr. and individually (herein referred to as "Grantors"), has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin M. Gibson,** unmarried (herein referred to as "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Haileywood Estates, Section III, as of record in Book 2330, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph S. Cunningham, Jr. from Keith J. Norton and wife, Cathey P. Norton by deed of record in Book 10910, page 213, Register's Office for Davidson County, Tennessee; the said Joseph S. Cunningham, Jr. having since died, the Will of Joseph S. Cunningham, Jr. of record in Instrument No. 5590/1430397, Davidson County Probate Clerk's Office, having devised the subject property to Anne C. Williams.

This description is the same as used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes for the year 2004, a lien, but not yet due and payable; and

2. Matters shown on the Plan of record in Book 2330, page(s) 58, which shows an Owner's Certificate, certain notes, easements and setback lines, said Register's Office;

This is improved property commonly known as 5127 Overton Road, Nashville, Tennessee 37220.

Davidson County DEEDWARR
Recvd: 03/30/04 11:18 3pgs
Fees:18.00 Taxes:665.63
20040330-0035494

This Property has never been the Primary Residence of the Grantor, her spouse or any dependent children.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $179,900.00.

Anne C. Williams
Affiant

Subscribed and sworn to before me this 22 day of March, 2004.

Don A. Childress
Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 7/21/2007

WITNESS our hand this 22 day of March, 2004.

Anne C. Williams, Personal Rep
Anne C. Williams, Personal Representative of the Estate of Joseph S. Cunningham, Jr.

Anne C. Williams
Anne C. Williams, Individual

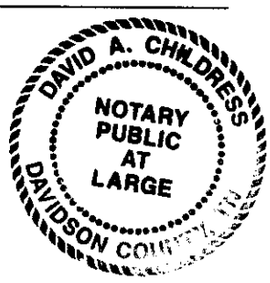
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ANNE C. WILLIAMS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Court Appointed Personal Representative of the Estate of Joseph S. Cunningham, Jr. and that she, as such Personal Representative, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of March, 2004.

Notary Public

My Commission Expires: 7/21/2007



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 bargainor, **ANNE C. WILLIAMS** 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of March, 2004.

Notary Public

My Commission Expires: 7/21/2007

