WARRANTY DEED

GIBSON-04MT0445

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

Subscribed and sworn to before me, this ~~26th DAY~~ OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
7/23/06

SUMNER COUNTY, TENN. NOTARY PUBLIC AT LARGE GEORGE R. WOODS, JR.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Gibson	America's Wholesale Lender	162-1-A-12
(NAME)	(NAME)	
411 Hickory Glade Drive	750 Old Hickory Blvd., # 180	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MINNIE BOWDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JENNIFER GIBSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Phase I, Hickory Glade of record in Plat book 6250, page 889, Reegister's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Minnie Bowden, an unmarried person by Deed fromChester Nowlen and wife, Janis Gale Nowlen of record in Book 10312, page 813, Register's Office for Davidson County, Tennessee, dated 12/23/96, filed 01/07/97.

unimproved ( )
This is improved (X) property, known as 411 Hickory Glade Drive, Antioch, Tennessee 37013
(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 my/our hand(s) this 26th day of March, 2004.

Minnie L. Bowden

Minnie Bowden

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 Minnie Bowden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 26th day of March, 2004.

My Commission Expires:
7/23/06

SUMNER COUNTY, TENN. NOTARY PUBLIC AT LARGE GEORGE R. WOODS, JR.

Notary Public

Davidson County DEEDWARR
Recvd: 04/05/04 15:38 2pgs
Fees:13.00 Taxes:301.55

20040405-0038429

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Phase I, Hickory Glade of record in Plat book 6250, page 889, Reegister's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

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