03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/05/04 08:12 2pgs
Fees:13.00 Taxes:686.35
20040805-0094006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

Subscribed and sworn to before me, this 30th day, of July, 2004.

Notary Public
My commission expires: 03/14/05

03-0407-32122

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edwin Stewart Roberson 402 Rose Hall Nashville, TN 37212	NEW OWNER	104-06-0-N 402.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garry G. Gibson and wife, Hala N. Gibson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edwin Stewart Roberson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 402 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, Page 379, Register's Office for Davidson County, Tennessee, which amends Lots No. 37, 38, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, Page 15, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Garry G. Gibson and wife, Hala N. Gibson by deed from Robert P. Thomas of record in Book 10337, Page 695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 402 Rose Hall, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of July, 2004.

Garry G. Gibson

Hala N. Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Garry G. Gibson and Hala N. Gibson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05