03.

Davidson County DEEDWARR
Recvd: 08/20/04 15:28 2pgs
Fees:13.00 Taxes:851.00
20040820-0101152

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Mary H. Mc
Affiant

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

Mary K. Mann
Notary Public
My commission expires: 03/14/05

MARY K. MANN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

03-0406-32040

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Garry G. Gibson	Union Planters Mortgage, N.A.	155-08-0-C 065.00 CO
7144 Poplar Creek Trace	2019 Richard Jones Rd.	
Nashville TN 37221	Nashville, TN 37215	

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, Daniel A. Nichols and wife, Elysha R.S. Nichols, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Garry G. Gibson and wife, Hala N. Gibson, 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:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Poplar Creek Estates, Phase Two of record in Book 6900, Pages 339 thru 347, amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel A. Nichols and wife, Elysha R.S. Nichols, by deed from Michael D. Coleman Jr. and wife, Sonya C. Coleman of record in Instrument No. 20001201-0118047, 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 7144 Poplar Creek Trace, Nashville, TN 37221

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.

Daniel A Nichols
By Eysha RS Nichols Atty in Fact

Daniel A. Nichols
By: Eysha R. S. Nichols, Atty in Fact

Elysha R S Nichols

Elysha R. S. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elysha R. S. Nichols, with whom I am personally acquainted, and who acknowledged she 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

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 Elysha R. S. Nichols, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Daniel A. Nichols and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004.

Commission expires 3-14-05

Notary Public