File #200460357

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 07/09/06 7/9/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Gibson and Jennifer Gibson	New Owner	Map: 176-5-B-32.00
(NAME) 208 Wildgrove Ct.	(NAME) ~~1111 Northpoint Dr.~~	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) ~~Coppell, Texas 75019~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM R. CARGILE, JR. AND DIANNA PATTERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RONALD GIBSON AND JENNIFER GIBSON,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

* Husband and wife

Land in Rutherford County, Tennessee, being all of Lot No. 127, on the Plan of Hickory Woods Estates, Section 'C', as shown by plat appearing of record in Plat Book 6900, Pages 885-887 (erroneously cited as Page 589 in prior deed), of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William R. Cargile, Jr. by Warranty Deed dated August 26, 1996 of record in Book 10168, Page 589, and being further conveyed to William R. Cargile, Jr. and Dianna Patterson, as joint tenants with right of survivorship by Quitclaim Deed dated December 21, 1998 of record in Book 11275, Page 492, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7823, Page 857, as corrected in Book 9616, Page 470 and Book 9616, Page 477; By-Laws of record in Book 7932, Page 648; Charter of Hickory Woods Homeowners' Association of record in Book 7857, Page 87; Boundary Plat of record in Book 6900, Page 884; all matters shown on plat of record in Plat Book 6900, Pages 885-887; and any and all matters of record, all in the Register's Office for Rutherford County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 208 Wildgrove Ct., Antioch, TN 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 20th day of August, 2004.

William R. Cargile, Jr.

Dianna Patterson by POA

Davidson County DEEDWARR
Recvd: 08/26/04 12:48 2pgs
Fees:13.00 Taxes:425.50
20040826-0103425

STATE OF Tennessee

COUNTY OF Rutherford

On this 19th day of August, 2004, before me personally appeared William R. Cargile, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Dianna Patterson and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book ___V___, Page _____, Register's Office of Rutherford County, Tennessee.

20040826-0103424

Witness my hand and official seal, this 19th day of August, 2004.

Vanessa E. Allen

Notary Public

My Commission Expires: 7/9/2006



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130