Davidson County DEEDWARR
Recvd: 09/20/04 11:07 2pgs
Fees:13.00 Taxes:395.90

20040920-0112762

WARRANTY DEED

GARRETT-H04230

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2004.

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES OCT. 10, 2006

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Garrett	Guaranty Trust	148-13-80
(NAME)	(NAME)	
343 Melpar Drive	640 Broadmor Blvd. Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37129	
(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, DARRYL CAMERON GIBSON, EXECUTOR OF THE ESTATE OF MARTHA JUNE WEBB GIBSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM THOMAS GARRETT , 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:

Being Lot No. 279 on the Plan of Fairlane Park, Section III, of Record in Book 2331, Page 145 and 146, Register's Office for said County.
Said Lot No. 279 fronts 95 feet on the south side of Melpar Drive and runs back 178 feet on the west line and 170.7 feet on the east line to dead line in the rear on which it measures 95.8 feet.

Being the same property conveyed to E. T. Gibson and wife, June Webb Gibson (Both Being Deceased) by Warranty Deed from Ansel L. Fent and wife Alice G. Fent recorded November 10, 1959, in record Book 2993, Page 193 Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Rebecca Ruth Campbell, Darryl Cameron Gibson, Phillip Cowan Gibson, and Martha Gayle Ellis by Last Will and Testament of Martha June Webb Gibson of record in Will Book 03D-364 for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 343 Melpar Drive, Nashville, Tennessee 37211
(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 10th day of September, 2004.

Darryl Cameron Gibson
Executor of
The Estate of Martha June Webb Gibson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Darryl Cameron Gibson , 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 Nashville, Tennessee, this 10th day of September, 2004.

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl Cameron Gibson, Executor of The Estate of Martha June Webb Gibson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of September, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 2006

