Davidson County DEEDWARR
Recvd: 09/29/04 12:31 2pgs
Fees:13.00 Taxes:518.00
20040929-0117143

WARRANTY DEED

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2004

Notary Public: Patricia Nichols

MY COMMISSION EXPIRES: ~~01/29/05~~ 11-16-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodney Keith Greenfield	New Owner	Map 120
714 Robert Burns Drive		Group 05-0
Nashville, TN 37214		Parcel 054.00

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, we

Ross J. Gibson and wife, Mary Ruth Gibson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodney Keith Greenfield
hereinafter called the GRANTEES, their heirs 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. 229 on the Plan of Glengarry Park, Section Two, of record in Book 2663, Page 124, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 229 fronts 100 feet on the southwesterly side of Robert Burns Drive and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Ross J. Gibson and wife, Mary Ruth Gibson by deed from Hudson and Driver Construction Company, Inc., of record in Book 2960, Page 319, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2902, Page 444 and Book 2796, Page 604, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 124; and (3) Sanitary Sewer Easement of record in Book 4197, Page 295, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 714 Robert Burns Drive, Nashville, TN 37214

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 our hands this 27th day of September, 2004.

Ross J. Gibson

Mary Ruth Gibson

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 Ross J. Gibson and Mary Ruth Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

