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This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 10/15/04 16:05 3pgs
Fees:18.00 Taxes:555.00
20041015-0124570

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Gerald C. Gibbs, et ux	Same	053-12
3044 Lakeshore Drive		169
Old Hickory, TN 37138		LW05140

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and NO/100 ($150,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Don L. Powell and wife, K. Phyllis Powell ("Grantors") have this day bargained and sold and do hereby transfer and convey unto Gerald C. Gibbs and wife, Connie W. Gibbs ("Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being a 1.32-acre tract of land lying in the City of Lakewood, Davidson County, Tennessee. Said tract further described as being Lot #1 on the plan of the resubdivision of the W. D. Warren property as of record in Plat Book 6200, page 998, of the Register's Office of Davidson County, (R.O.D.C.). Property description as follows:

Beginning at an existing iron pin lying in the South margin of Lakeshore Drive, said point further described as being the Northeast corner of herein described tract and the Northwest corner of the J. B. Gammon property as of record in Deed Book 5653, Page 510, R.O.D.C.; thence leaving said point of beginning and running with the line of Gammon South 28 degrees, 57 minutes, 47 seconds West a distance of 496.80 feet to a set iron pin by a corner post in the line of Elden T. Green as of record in Deed Books 7061 and 4779, Pages 367 and 64, R.O.D.C.; thence running with the line of Green North 46 degrees, 59 minutes, 37 seconds West a distance of 128.78 feet to a set iron pin; thence leaving Greens' line and running with the common line of lots # 1 and #2 on said resubdivision plan North 28 degrees, 43 minutes, 27 seconds East a distance of 424.06 feet to a set iron pin in the South margin of Lakeshore Drive; thence running with the margin of Lakeshore Drive and a curve to the left having a central angle of 13 degrees, 01 minutes, 08 seconds, a radius of 588.00 feet, a tangent of 67.09 feet, a chord of 133.32 feet on a bearing of South 79 degrees, 10 minutes, 21 seconds East, a total distance along the arc of 133.61 feet to the point of beginning and containing 1.32 acres.

Being the same property conveyed to Don L. Powell and wife, K. Phyllis Powell from John Paul Warren and Herbert Wayne Keathley, by deed of record in Book 8280, page 745, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Subscribed and sworn to before me this the 15 day of October, 2004.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires SEPT. 16, 2006

This is improved property, known as 3044 Lakeshore Drive, Old Hickory, Davidson County, Tennessee 37138 (formerly known as 3038 Lakeshore Drive, Old Hickory, Tennessee).

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15 day of October, 2004.

DON L. POWELL

K. PHYLLIS POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Powell and wife, K. Phyllis Powell, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of October, 2004.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires SEPT. 16, 2006