40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/05/05 15:22 2 pgs
Fees:13.00 Taxes:277.50
20050105-0001987

ADDRESS NEW OWNER:

William Pinkston
201 Chamberlin Street
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
Guaranty Trust Company
640 Broadmor Boulevard, Suite 100
Murfreesboro, TN 37129

MAP AND PARCEL:
MAP 104-1
PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gibson Properties, a Tennessee general partnership composed of Andrew B. Gibson, Jr. and Barry Dean**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William Pinkston**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 33 of Block 27 on the map showing the Subdivision of the Plummer Place as of record in Book 161, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Gibson Properties, a Tennessee general partnership, by deed from James E. Johnson and wife, Mary Alice Johnson of record in Instrument No. 20040630-0078099, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to real estate taxes for the current year which have been assumed by Grantee and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 203 Chamberlin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29 day of December, 2004.

Gibson Properties,
a Tennessee general partnership

BY: _____
Andrew B. Gibson, Jr., Partner

BY: _____
Barry Dean, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Andrew B. Gibson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Gibson Properties, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such Partner.

Witness my hand and official seal this 29 day of December, 2004.

_____
Notary Public

My Commission Expires: 7-21-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Barry Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Gibson Properties, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such Partner.

Witness my hand and official seal this 29 day of December, 2004.

_____
Notary Public

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 3rd day of ~~December, 2004~~ 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

PAMELA A. PHILLIPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2006