45210

Davidson County DEEDWARR
Recvd: 02/01/05 15:05 2 pgs
Fees:13.00 Taxes:176.89
20050201-0011812

B04136

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $47,807.04.

Amy Adams Gowan
Affiant

Subscribed and sworn to me on January 28, 2005.

Bobbie Causey
NOTARY PUBLIC
My Commission Expires: 3/20/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #45210SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dorothy Gibbs Angela Gibbs 4117 Tucker Road Nashville, TN 37218	Dorothy Gibbs 100 Bella Court Nashville, TN 37207	59-9-175

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan P. Gibbs, an unmarried man hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dorothy Gibbs, an unmarried woman, and Angela Gibbs, an unmarried woman, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Treppard Heights Subdivision, Section 7, 3rd Addition, of record in Book 4595, page 200, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 70 feet on the westerly margin of Tucker Road and extends back 108.8 feet on the northerly line and 206.5 feet on the southerly line which is a broken line to a line on the rear of which it measures 120.0 feet.

Being the same property conveyed to Jonathan P. Gibbs, unmarried by Deed from William S. Hofstetter, as Testamentary Trustee of the Harold Ray Trust of record in Instrument No. 200008230083556, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been assumed by Grantees; and
2. Matters shown on plan of record in Book 4595, page 200, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4117 Tucker Road, Nashville, TN 37218.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land 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 himself, his 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 on January 28, 2005.

Jonathan P. Gibbs

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 28, 2005, before me personally appeared Jonathan P. Gibbs to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 28, 2005.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE