Davidson County DEEDWARR
Recvd: 02/07/05 15:44 2 pgs
Fees:13.00 Taxes:506.53

20050207-0014291

WARRANTY DEED

G-MM-05-3624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN. 20, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D.Tibbs	New Owner (NAME)	
3624 Huntingboro Trail (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	150-8-140.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT A. CRISP III AND WIFE, AUDREY LYNN LOVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL D.TIBBS,UNMARRIED, AND SAMUEL CLINT TAYLOR, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 442, PHASE I, SOMERSET Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 690 and 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert A. Crisp III and wife, Audrey Lynn Love by Warranty Deed from Jennifer B. Woodside, unmarried, recorded the 2nd day of February, 1998 in Deed Book 10778, Page 63, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6900 page 690 and 691, Book 6900, page 733; Book 7619, page 647; Book 7657, page 583; Book 7675,page 923; Book 7776, page 826; Book 8201, page 770; Book 8663, page 384; Book 8708, page 630; Book 9036, page 326; Book 9065, page 744; Book 9072, page 572; Book 9245, page 332; Book 9696, page 654; Book 10404, page 641; Book 7619, page 679; Book 9509, page 363; Book 9647, page 472;Book 7661, page 37 ; Book 7768, page 455, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3624 Huntingboro Trail, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of January, 2005.

Robert A. Crisp III

Audrey Lynn Love

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Jan.31. 2005 12:53PM No.8626 P.2

STATE OF Tennessee
COUNTY OF Davidson

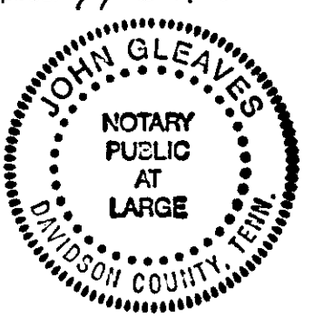
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Crisp III and Audrey Lynn Love, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903