Davidson County DEEDWARR
Recvd: 02/18/05 15:33 2 pgs
Fees:13.00 Taxes:673.40
20050218-0018751

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17thday of February, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD S. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Markus M. Gibbs
373 Clearlake West
Nashville, Tennessee 37217

SEND TAX BILLS TO:
ERA Mortgage
P.O. Box 5954
Springfield, OH 45501-5954

MAP-PARCEL NUMBERS:
136-10-0-052.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Verne Browning, Jr., Executor of The Estate of Imogene Bates, having full authority and power to convey under the will of Imogene Bates,** hereinafter referred to as Grantors, hereby transfers and conveys to **Markus M. Gibbs and wife, Nakisha Gibbs** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 471 on the Plat of Priest Lake park Section Seven-B as of record in Plat Book 5200, Page 175, Register's Office for said County, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to James O. Bates and wife, Imogene Bates by Warranty Deed from Philhall Corp., a Tennessee Corporation, of record in Book 6299, Page 573, and re-recorded in Book 6321, Page 617, Register's Office for Davidson County, Tennessee. James O. Bates predeceased Imogene Bates leaving her as the surviving tenant by entirety. Imogene Bates died on June 25, 2004; she died Testate and the Will was admitted to Probate in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee. Said will grants Verne Browning, Jr. full power and authority to convey this real estate. Moreover, this sale has been approved by the Court by Order of record in the aforementioned proceeding.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 175, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 5456, Page 509, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 373 Clearlake West, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 17thday of February, 2005.

The Estate of Imogen Bates

Verne Browning, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Verne Browning, Jr., with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand and official seal this 17th day of February, 2005.

Notary Public

My Commission Expires: 11-27-05

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