Davidson County DEEDWARR
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Fees:18.00 Taxes:403.30
20050328-0033059

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,000.00.**

James Tayes
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 25th DAY OF **MARCH, 2005.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: JAN. 25, 2006

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
James A. Tayes	**Bank of America**	**110-157**
4815 Alvin Sperry Road	**PO Box 1675**	
Mt. Juliet, TN 37122	**Coraopolis, PA 15108**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela Kelly Gibson, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

James A. Tayes and wife, Deborah Lynn Tayes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to Misc. Easements and Intrusions Water Line and Meter Easement of record in Book 6252, page 121, Register's Office for Davidson County, Tennessee.

Subject to Roadway Easement of record in Book 3848, page 90, Register's Office for Davidson County, Tennessee.

Subject to a Joint Driveway Easement of record in Book 6649, page 419, Register's Office for Davidson County, Tennessee.

(X) Improved
This (*) Unimproved property is known as: **4815 Alvin Sperry Road**
Mt. Juliet, TN 37122

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 we do not covenant with the said GRANTEES 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 ever 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 25 day of **MARCH, 2005.**

Angela Kelly Gibson
Angela Kelly Gibson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Angela Kelly Gibson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 25 day of **MARCH, 2005.**

T Garrison
Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE SUMNER CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C. dated August 23, 1985, as follows:

BEGINNING at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright, of record in Deed Book 3498, page 361, Register's Office for Davidson County, Tennessee; thence with South 50 deg. 00 min. West with U.S. Government Take Line, 111.00 feet to an iron pin; thence South 41 deg. 08 min. West with said U.S. Government Take Line 49.0 feet to an iron pin; thence South 83 deg. 15 min. West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin; thence West 85.9 feet, more or less, to a point; thence North 11 deg. 25 min. East 87.94 feet to a point; thence, South 78 deg. 04 min. East 416.86 feet to a point in the westerly margin of Alvin Sperry Road, thence continuing in an easterly direction, 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Angela K. Gibson, by Quit Claim Deed from Jonathan E. Gibson, dated August 2, 2002 and filed for record August 21, 2002 in Instrument No. 20020821-0101431, Register's Office for Davidson County, Tennessee.

Also see Warranty Deed in Book 10871, page 808, said Register's Office.