BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#17727-2

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2005.

Notary Public

My commission expires: May 30, 2007

(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/30/05 13:34 2 pg:
Fees:13.00 Taxes:684.50

20050330-0034587

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **LARRY SPINELLI** | **COUNTRYWIDE HOME LOANS, INC.** | **Map 104-06-0-N, Parcel 406.00co** |
| **406 Rose Hall** | **P.O. Box 660694** | |
| **Nashville, TN 37221** | **Dallas, TX 75266-0694** | |

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, I,

**NEIL GIBSON, a married man**

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

**LARRY SPINELLI, an unmarried man**

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

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 406 of the Rose Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Rose Hall Condominiums, of record in Book 7307, Page 760, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7307, Page 769, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Rose Hall Condominium Site Plan, of record in Book 6900, Page 379, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Neil Gibson, unmarried, by Warranty Deed dated February 28, 1996, from Gail P. Pigg (joined by her spouse, Charles B. Pigg), of record in Book 9961, Page 444, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rose Hall Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

**THIS instrument is being executed in behalf of Neil Gibson pursuant to a Power of Attorney executed by him on the 14th day of March, 2005, of record in Instrument No. 20050330 · 0034586, Register's Office for Davidson County, Tennessee.**

**THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.**

This is IMPROVED (__X__) unimproved (____) property, known as: **406 Rose Hall, Nashville, TN 37212**.

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 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 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 **29th** day of **March, 2005.**

**NEIL GIBSON**

**BY: BETH GIBSON BROWN, ATTORNEY-IN-FACT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **BETH GIBSON BROWN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **NEIL GIBSON,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **NEIL GIBSON** for the purpose therein contained, by signing the name of **NEIL GIBSON** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, **2005.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05.30.07