THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/06/05 08:55 2 pgs
Fees:13.00 Taxes:136.90



20050406-0037551

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Danielle Anderson and Bryant Gibbs 130 Scenic View Road Old Hickory, Tennessee 37138	SAME	43-08-10

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, Linda D. Lemasters, DBA Casablanca, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Danielle Anderson and Bryant Gibbs, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 5 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a survey by Cantrell, Connell & Morrison, May, 1954, as follows:

Beginning at a point in the southwest margin of Scenic View Drive, at the common corner of Tract Nos. 5 and 6, being 70.2 feet south eastwardly from the southeasterly corner of the Morgan Hurt property; thence along the margin of said drive, South 47 degrees, 47' east 42 feet to the common corner of Tracts 4 and 5; thence with the line between said tracts, South 42 degrees 13' west 135 feet to a point in a line of Tract 7; thence with the line between Tracts 5 and 7, north 47 degrees 47' west 42 feet to the common corner of Tracts 5 and 6; thence with the line between said tracts north 42 degrees 13' east 135 feet to the beginning.

Being the same property conveyed to Casablanca, Inc., a Tennessee Corporation from Ben C. Robinson and wife, Phyllis Ann Robinson by deed dated 9/24/03 of record in Book 11694, Page 771, said Register's Office.

This is improved property known as: 130 Scenic View Road, Old Hickory, Tennessee 37138.

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 assigns 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. Whenever 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 this 8th day of May, 2004.

Linda D. Lemasters-Pres. Casablanca, Inc.

Seller: Linda D. Lemasters
Title: President

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda D. Lemasters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Casablanca, Inc. a Tennessee Corporation ~~a limited liability company~~, the within named bargainor, and that he as such President of Casablanca, Inc. being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President of Casablanca, Inc.

Witness my hand and seal, this 8th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 37,000.00

Camille Anderson
Affiant

Subscribed and sworn to before me this 8th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE