THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Jeri L. Gibson	**NEW OWNER**	051-01-0-054.00
909 Due West Avenue		
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $76,750.00.

Affiant

Subscribed and sworn to before me this 19th day of April, 2005

Notary Public
My Commission Expires: _____

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/21/05 14:37 2 pgs
Fees:13.00 Taxes:283.98

20050421-0044658

WARRANTY DEED

My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Linda Runyon, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jeri L. Gibson and husband, Duane Gibson** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot 80 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County and described according to a copy of a survey thereof made by H.T. Swann, Jr., Surveyor, dated April 20th, 1947, and according to a more recent survey thereof made by H.R. Swann, Jr., Surveyor, dated January 19, 1963, as follows;
Beginning at a point in the southerly margin of Due West Avenue, at the corner of Lot Nos. 79 and 80; thence, with the line between said lots, southerly 500 feet to a point, thence easterly 100 feet to a point at the corner of Lot Nos. 80 and 81; thence with the line between said lots, northerly 500 feet to the south margin of Due West avenue; thence with the margin of same westerly 100 feet to the beginning.

Being the same property conveyed to Linda Runyon, a single person by deed from John T. Lee and wife, Martha A. Lee, dated 07-27-95 of record in Book 9744, Page 603, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Easement for Sanitary Sewer and Storm Drainage of record in Book 7878, Page 483, Register's Office for Davidson County

THIS IS **IMPROVED** PROPERTY KNOWN AS 909 Due West Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 18th day of April, 2005.

Linda Runyon

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Linda Runyon, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 18th day of April, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires NOV. 24, 2007