THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24182-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Craig S. Gibbs Affiant Subscribed and sworn to before me this 28th day of April, 2005. Notary Public AT LARGE My Commission Expires: ___

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Craig S. Gibbs 170 Suzanne Drive Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.162.02-0 Parcel No. 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxwell H.D. Johnson, Jr. and wife, Mary B. Johnson**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Craig S. Gibbs** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 170 Suzanne Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2005.

Maxwell H.D. Johnson, Jr.

Mary B. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Maxwell H.D. Johnson, Jr. and Mary B. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/03/05 16:02 2 pgs
Fees:13.00 Taxes:333.00

20050503-0049542

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Colewood Acres Section 1, as of record in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Maxwell H.D. Johnson, Jr. and wife, Mary B. Johnson by deed dated November 19, 1971 from Michael J. Gerkin and wife, Carolyn S. Gerkin of record in Book 4555, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3700, page 59, Register's Office for Davidson County, Tennessee.