Davidson County DEEDWARR
Recvd: 05/10/05 10:38 2 pgs
Fees:13.00 Taxes:666.00

20050510-0052585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David R. Pike and Rebecca A. Dudley
406 Fieldcrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
REALTY MORTGAGE CORPORATION
215 KATHERINE DRIVE
FLOWOOD, MS 39232

MAP-PARCEL NUMBERS:
146-08-0-138

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryder M. Gibbs and Amanda P. Gibbs, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **David R. Pike, an unmarried man and Rebecca A. Dudley, an unmarried woman, tenants in common with right of survivorship,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Secton Five, Crieve Hall Estates, as of record in Plat Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryder M. Gibbs and Amanda P. Potter, both unmarried, by Warranty Deed from Jeffrey Alan Woodard and wife, Sharon Woodard of record in Book 10991, page 259, Register's Office for Davidson County, Tennessee.

The said Ryder M. Gibbs and Amanda P. Gibbs are now married to each other and Amanda P. Potter is n/k/a Amanda P. Gibbs.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2277, Page 110, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 406 Fieldcrest Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 6th day of May, 2005.

Ryder M. Gibbs

Amanda P. Gibbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryder M. Gibbs and Amanda P. Gibbs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05

12559-BP