20B

PLEASE RETURN TO: **AMTITLE & ESCROW, LLC** **515 RIVERGATE PARKWAY, SUITE #111** **GOODLETTSVILLE, TN 37072**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 Ronald T. Bare Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2005. Deborah J. Cohen Notary Public MY COMMISSION EXPIRES: 9-22-2007 (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY L. GIBSON, ET VIR	Countrywide Home Loans, Inc.	97-9-15
(NAME) 637 LARCHWOOD DRIVE	(NAME) 4500 Park Granada	Davidson County DEEDWARR Recvd: 05/17/05 10:13 2 pg: Fees:13.00 Taxes:440.30
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) Calabasas, CA 91302	20050517-0055394
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, RONALD T. BARE AND WIFE, ROBIN S. BARE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY L. GIBSON AND HUSBAND, CHARLES GIBSON, III,,** HEREINAFTER CALLED THE 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. 27, on the Plan of Hickory Bend, Section 7, a plat which is of record in Plat Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald T. Bare, married, from Kevin L. Runyon and wife, Eleanor M. Runyon by deed of record in Book 20010904-0095609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 3600, page 29, restrictions of record in Book 3642, page 478, said Register's Office and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Robin S. Bare joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Ronald T. Bare.

Unimproved ( )
This is improved(X) property, known as 637 LARCHWOOD DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we 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 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(s) this 13th day of **MAY 2005**.

Ronald T Bare
RONALD T. BARE

Robin S. Bare
ROBIN S. BARE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD T. BARE AND WIFE, ROBIN S. BARE,** the bargainor(s), 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 and official seal at Nashville, Tennessee this 13th day of **MAY, 2005**.

My Commission expires: **September 22, 2007.**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.