| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24210-04-2005** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $232,600.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 17th day of May, 2005.<br><br>Notary Public<br><br>My Commission Expires: 1/24/09 |
|---|---|

CATHERINE R. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

# WARRANTY DEED

| **Address New Owner:**<br>Richard D. Gibbs, Virginia C. Gibbs<br>7709 River Fork Drive<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>SunTrust Mortgage, Inc.<br>P.O. Box 305110<br>Nashville, TN 37230-5110 | **Tax Information**<br><br>Map No.141.15-0D<br>Parcel No. 076.00 |
|---|---|---|

**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, **William Glass and Sametta Glass**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard D. Gibbs and wife Virginia C. Gibbs** ("Grantee"), their 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 7709 River Fork Drive, Nashville, TN 37221

**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 17th day of May, 2005.

William Glass

Sametta Glass

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Glass and Sametta Glass**, 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 17th day of May, 2005.

Notary Public

My Commission Expires: 7/30/05

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/18/05 15:54 2 pgs
Fees:13.00 Taxes:860.62

20050518-0056304

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase II "Sheffield" on the Harpeth, as of record in 6900, page 410 and 411, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Glass and wife, Sametta Glass by deed dated 9/30/96 from Barry Lynn Rawls and wife, Pamela G. Creasy Rawls of record in Book 10212, page 95, 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. Declaration of Covenants, Conditions and Restrictions for "Sheffield" on the Harpeth of record in Book 7145, page 954, amended in Book 8505, page 598, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of "Sheffield" on the Harpeth Homeowner's Association, Inc., of record in Book 7145, page 964, amended in Book 8146, page 463, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sheffield on the Harpeth Homeowners' Association, Inc. of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee.
5. Unanimous Consent of the Directors of record in Book 8276, page 238, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 410 and 411, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 395, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers of record in Book 8569, page 481, Register's Office for Davidson County, Tennessee.
9. Easement for transmission lines of record in Book 4136, page 525, Register's Office for Davidson County, Tennessee.
10. Easement for water lines of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.