G-17883-4

Box 14 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/05 08:18 2 pg:
Fees:13.00 Taxes:366.30

20050527-0059772

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00**.

Gerald C. Gibbs
Affiant

Subscribed and sworn to before me, this the 25th day of May, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL) STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gerald C. Gibbs **Connie Gibbs**	**New Owner**	**Map 053-11, Parcels 018.00 & 019.00**
405 Byrd Court		
Old Hickory, TN 37138		

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,

Thomas C. Ross and wife, Nancy W. Ross and David W. Ross, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald C. Gibbs and wife, Connie Gibbs

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. 14 and the southerly 1/2 of Lot No. 13, of Block "A" on the Subdivision Map No. 3 of Life & Casualty Insurance Company Property at Old Hickory, as of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of park Circle and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Thomas C. Ross and Nancy W. Ross, husband and wife and David W. Ross, a single person by Deed from Catherlene Martin, Unmarried, of record in Instrument No. 20020618-0073652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **122 Park Circle, Old Hickory, TN 37138**

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 we do covenant with the said GRANTEES that we are 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 convenant 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/our hand(s) this **25th** day of **May, 2005.**

Thomas C. Ross
Thomas C. Ross

David W. Ross
David W. Ross

Nancy W. Ross
Nancy W. Ross

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 **Thomas C. Ross, Nancy W. Ross and David W. Ross,** the bargainors, 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 **25th** day of **May, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.