Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/01/05 14:19 3 pgs
Fees:18.00 Taxes:222.00
20050601-0061805

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Shirley Gibbs	Same	Map 135
2516 SMITH SPRINGS ROAD		Parcel 201
NASHVILLE, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Autry Gibbs, Jr., unmarried,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Shirley Gibbs

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract 1:
Beginning in the center of Smith Springs Road at the southwest corner of the property conveyed to W. McGill and wife, of record in Book 1422, page 634, Register's Office for said County; thence with McGill's western boundary line North 14 deg. 30' East, 360 feet, and continuing with the same North 8 deg. 12' East 90 feet to an iron pin; thence North 59 deg. 33' West 378 feet to the eastern boundary line of the Palmer property; thence with the same South 1 deg. 03' East 236 feet to an iron pin; thence South 45 deg. 20' East 130 feet to an iron pin; thence South 10 deg. 50' West 36 feet; thence South 63 deg. 45' East 125 feet to an iron pin; thence South 22 deg. 06' West 174 feet to the center of Smith Springs Road; thence with the center of same South 60 deg. 03' East 100 feet to the beginning, containing 2.31 acres more or less, according to survey made by Hickerson & Pleasant Engineering Company, October 11, 1966.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a 0.04 tract of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Margaret Neal O'Neal Polk of record in Book 8159, page 967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Autry Gibbs, Jr. by deed from Brenda Joyce Waldron and husband, George Everett Waldron, III and Barbara Ann Gambill and husband, Clyde David Gambill of record in Instrument No. 20040218-0018286, Register's Office for Davidson County, Tennessee.

Tract 2:
A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Smith Springs Road approximately one mile east of Ned Shelton Road, being the common corner of the Bean property; thence running North 10 deg. 50' East, 174.0 feet to a point; said point being the common corner of the John S. O'Neal property. Thence 63 deg. 45' East 125.0 feet to an iron pin. Thence South 22 deg. 6' West 174.0 feet to the center of Smith Springs Road; thence, along the center of Smith Springs Road approximately 92 feet to the point of beginning, containing 0.42 acres.

Being the same property conveyed to Autry Gibbs, Jr. by deed from Margaret N. O'Neal Polk of record in Instrument No. 20040218-0018285, Register's Office for Davidson County, Tennessee.

Subject to right of way for Smith Springs Road.

Subject to easement of record in Book 8159, page 967, said Register's Office.

The legal description is the same as the previous deed of record

This is improved property at 2512 Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 covenant and bind ourselves, our heirs and assigns, to warrant and defend title 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 our hands this 19 day of May, 2005.

AUTRY GIBBS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Autry Gibbs, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires:

11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauri A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of May, 2005.

My Commission Expires:

11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC