Davidson County DEEDWARR
Recvd: 07/06/05 12:48 2 pgs
Fees:13.00 Taxes:566.10
20050706-0077472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2005.

Notary Public

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 07/06/08

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:
Vicky M. Bibbs
1249 Dalemere Drive
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
041-03-0-003

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, **David W. Lochabay and wife, Latisha L. Lochabay** hereinafter referred to as Grantors, hereby transfers and conveys to **Vicky Monique Bibbs and Robert R. Bibbs, III, wife and husband as joint tenants** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Dalemere Section V, as of record in Book 3600, page 19, Register's Office for said County.

Said Lot No. 114 fronts 126.59 on the southerly side of Dalemere Drive and runs bank 316.47 feet on the easterly line and 316.60 feet on the westerly line, to a dead line in the rear, on which it measures 126.50 feet thereon.

Being the same property conveyed to David W. Lochaby and wife, Latisha L. Lochabay by warranty deed from Barry R. Pope and wife, Patricia Shawn Pope of record in Book 20020920-0114995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 19, Register's Office for Williamson County, Tennessee.

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 1249 Dalemere Drive, Nashville, TN 37207.

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 30th day of June, 2005.

David W. Lochabay

Latisha L. Lochabay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Barrett, Jr., with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of David W. Lochabay and Latisha L. Lochabay and is authorized by David W. Lochabay and Latisha L. Lochabay to execute this instrument on behalf of David W. Lochabay and Latisha L. Lochabay.

Witness my hand and official seal this 30th day of June, 2005.

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

EXPIRES: FEBRUARY 19, 2007

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543