FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Stacy Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/09/05 11:49 2 pgs
Fees:13.00 Taxes:377.40
20050909-0108654

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elizabeth R. Bates	THDA/GMAC Mortgage Corp.	Map 95
2215 Pittswood Drive	100 Witmer Rd.	Group 11
Nashville, TN 37214	Horsham, PA 19044	Parcel 83

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

Peyton Hibdon, Sr. and wife, Helen Hibdon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Elizabeth R. Bates, married

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:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No. 28 on the Map of Cloverdale, as of record in Book 2133, Page 9, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Pittswood Drive at the corner of Lots 27 and 28; thence with the line of said lots southerly 151.4 feet to a point; thence easterly 116 feet to the west margin of Adair Road; thence with the margin of the same northerly 145.4 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the southerly margin of Pittswood Drive; thence with the margin of the same westerly 88 feet to the point of beginning.

BEING the same property conveyed to Peyton Hibdon, Sr. and wife, Helen Hibdon by Quitclaim Deed from Elizabeth Thomas, Sherry Frey and Shelia Osborne, of record in Instrument 20030924-0141159, dated September 9, 2003, Register's Office for said County. See also deed of record in Book 3406, Page 17, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2094, Page 87, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 9; and (3) TVA Line Easement of record in Book 1255, Page 287, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2215 Pittswood Drive, Nashville, TN 37214

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 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 our hands this 6th day of September, 2005.

Peyton Hibdon, Sr.

Helen Hibdon

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 Peyton Hibdon, Sr. and Helen Hibdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2005.

My Commission Expires: 1/24/09

Notary Public

