WARRANTY DEED

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 22nd day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

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:
Karen Wishon	Countrywide Home Loans, Inc.	Map 086
6010 Panama Drive	3011 Armory Drive, Suite 120	Group 01-0
Hermitage, TN 37076	Nashville, TN 37204	Parcel 006.00

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

Benjamin Paul Gibbons

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

BEING Lot No. 6, on the Plan of Dodson Heights Subdivision, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the northwesterly margin of Panama Drive and runs back between lines 146.6 feet on the northeasterly line and 151.5 feet on the southwesterly line to a dead line in the rear on which it measures 60.2 feet.

Being the same property conveyed to Benjamin Paul Gibbons by Executor's Quitlclaim Deed from Benjamin Paul Gibbons, Executor of the Estate of Mary Louise Gibbons, of record in Instrument 20050708-0078958, Register's Office for said County. See also deed of record in Book 3840, Page 920, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and ___ by the ___; (2) All matters appearing on the Plan of record in Book 2900, Page 113, 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 6010 Panama Drive, Hermitage, TN 37076

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 my hand this 22nd day of September, 2005.

Benjamin Paul Gibbons

Davidson County DEEDWARR
Recvd: 09/26/05 11:04 2 pgs
Fees:13.00 Taxes:277.50
20050926-0115209

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 Benjamin Paul Gibbons, 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 22nd day of September, 2005.

My Commission Expires: 1/24/09

Notary Public

