PROPERTY TAX INFORMATION:

OWNER: Dawn Gibson
David Gibson
2973 Anderson Road
Nashville, TN 37217

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 150-5-C
Parcel: 1.00CO

Davidson County DEEDWARR
Recvd: 10/21/05 11:20 3 pgs
Fees:18.00 Taxes:277.50
20051021-0127256

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Gary Nelson, Sr. and Gary Nelson, Jr.,** have bargained and sold and does hereby transfer and convey unto **Dawn Gibson and David Gibson, wife and husband,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Unit 1 of Master Deed for 2971 Anderson Road Condominiums fo record in Instrument No. 20030113-0005154 as set out in Exhibit C Amending Lot 94 on teh Plan of Section One, Forest View Park Plan of Record in PLat Book 3700, Page 109 and 110, all of Record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Nelson, Sr., married and Gary Nelson, Jr., married by Warranty Deed from Lawrence J. Sacks as executor of the Estate of James Walter Pickle dated November 15, 2002 and filed for record in Instrument No. 20021120-0144065, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 19th day of October, 2005.

Gary Nelson, Sr.

Gary Nelson, Jr. by Gary Nelson, Sr. his attorney in fact

STATE OF TENNESSEE )
ss.
RUTHERFORD COUNTY )

On this 19th day of October, 2005, before me personally appeared Gary Nelson, Sr, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE )
ss.
RUTHERFORD COUNTY )

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid GARY NELSON, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (DEED of TRUST) in behalf of GARY NELSON, JR. and further acknowledged that she executed the same as the free act and deed of said GARY NELSON, JR., and for the purposes therein contained by virtue of a Special Limited Power of Attorney duly executed by the said GARY NELSON, SR., and appearing of record in Record Book _____, page _____, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public

My Commission Expires: 6/22/08

/G4554

STATE OF TENNESSEE )
ss
RUTHERFORD COUNTY )

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 19th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 06/22/08

/G4554