Record 151

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22469S

MAP/GROUP/PARCEL: 061-10-0-200.00

Davidson County DEEDWARR
Recvd: 11/15/05 08:35 2 pgs
Fees:13.00 Taxes:336.70
20051115-0137679

NEW OWNER'S NAME AND ADDRESS:
BETHANY SIMPSON
3861 EDWARDS AVENUE
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DEAN HIBBS, a married man, hereinafter called Grantor, does hereby transfer and convey unto, BETHANY SIMPSON, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Maplewood Heights Subdivision, as shown on plat of record in Plat Book 4885, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dean Hibbs in Instrument 20050505-0050324 recorded 05/05/2005, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 3861 EDWARDS AVENUE , Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DEAN HIBBS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, DEAN HIBBS, a married man, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 10th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $91,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY