BOX 10-B

Davidson County DEEDWARR
Recvd: 11/15/05 12:49 2 pg:
Fees:13.00 Taxes:247.28

20051115-0138020

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$66,833.00**

Barbara L. McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF NOVEMBER, 2005.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA L. MCCLAIN	**SAME**	**58-14-48**
(NAME)	(NAME)	
616 EAST PINE VIEW DRIVE		
(ADDRESS)	(ADDRESS)	
GALLOWAY, NJ 08205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES E. GIBSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA L. MCCLAIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Enchanted Hills, Section 7, Eatons Creek Road as of record in Plat Book 4300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Gibson and wife, Eliza O. Gibson, by deed from W.C. Allen and wife, Irene N. Allen, of record in Book 4558, page 253, Register's Office for Davidson County, Tennessee. Being the same property conveyed solely to Eliza O. Gibson, by a Divorce Decree of record in Book 5721, page 790, said Register's Office, the said Eliza O. Gibson having since died. The Will of Eliza O. Gibson of record in Case No. 03P-1710, Volume 5226/1299213, Seventh Circuit Probate Court Davidson County and recorded as Instrument No. 20030220-0022590, said Register's Office, devised the subject property to Barbara Gibson, Sherri Gibson and Charles Gibson.

Barbara Gibson and Barbara L. McClain are one and the same person. Charles E. Gibson and Charles Gibson are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Book 4300, page 61, restrictions of record in Book 4432, page 608, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES ALL 2005 PROPERTY TAXES.****

unimproved ( )
This is improved(X) property, known as **4226 EATONS CREEK ROAD, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs assigns forever; and I do covenant with the said GRANTEE that I am 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 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 GRANTEE, her 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 14 day of November, 2005.

Charles E. Gibson

CHARLES E. GIBSON

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 **Charles E. Gibson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of November, 2005.

My commission expires: 9/22/2007.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen

Notary Public