WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of November, 2005

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

KIMBERLY R. HARGROVE NOTARY PUBLIC DAVIDSON CO. TN

Davidson County DEEDWARR
Recvd: 12/01/05 10:23 2 pg
Fees:13.00 Taxes:277.50

20051201-0144328

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Gilbert	SUNTRUST MORTGAGE	MAP 82-8 PAR 258
(NAME) 421 Hart Ave	(NAME) P.O. BOX 26419	
(ADDRESS) Nashville, TN, 37206	(ADDRESS) RICHMOND, VA 23266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Janie Hibbitt married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Gilbert, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 16 on the Plan of Beazley's Subdivision of the Vaughn Tract, as of record in Book 2, page 105, Chancery court at Nashville, Tennessee.

Said Lot No. 16 fronts 50 feet on the easterly side of Hart Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Janie HIbbitt by deed dated February 1, 2005 from Clara Bateman of record in Instrument No. 200503150028390, Register's Office for Davidson County, Tennessee

Being the same property previously conveyed to Seth Dobbs and Nina Connelly by Final Decree Confirming Sale dated February 23, 2004 from Carol L. McCoy, Chancellor, of record as Instrument No. 20040225-0021522, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to James W. Bateman and wife Clara M. Bateman by deed dated November 12, 1954 from Franc Knapp, Jr. and wife, Ethel H. Knapp of record in Book 2332, page 333, Register's Office for Davidson County, Tennessee.

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/our hand(s) this day .

Janie Hibbitt, Seller

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 Janie Hibbitt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 28th **day of November, 2005 .**

My Commission Expires: **My Commission Exp. Jan. 26, 2008**

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203