40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/27/05 10:07 2 pgs
Fees:13.00 Taxes:333.00
20051227-0153577

ADDRESS NEW OWNER:

David L. Bibee
Joanne M. Mann
4586 Bull Run Rd.
Ashland City, TN 37015

SEND TAX BILL:

New Owner

MORTGAGEE:
James D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
MAP 046-00-0
PARCEL 014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nellie Virginia Crocker, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David L. Bibee and Joanne M. Mann, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A tract of land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being the westerly 18 acres, more or less, of a 142 acre tract marked "Mrs. Sallie Simpkins, widow of E. P. Simpkins" on the Map of the Lands of Ellias P. Simpkins, deceased, of record in Plan Book 2, page 64, of the Chancery Court at Nashville, Tennessee, and described according to a survey made by Ralph W. C. Lambert, Surveyor, May 12, 1956, as follows:
>
> Beginning at a spike in the center line of Bull Run Road at the southeast corner of Villines Property; thence along Villines' easterly line as follows: North 51 deg. West 671.5 feet to a 10 inch red oak, North 993 feet along a fence to an iron pin and 2 inch red oak, continuing North 375 feet to Watson's southeast corner; thence along Watson's easterly line, North 2 deg. East 265 feet to a stake at the southwest corner of Lot 2 on said plan; thence South 24 deg. East passing an iron pin and 14 inch white oak and crossing a fence at 520 feet, more or less, in all 2065 feet, more or less, to a spike in the center of Bull Run Road; thence with the center line of same South 66 deg. West 350 feet to the point of beginning.
>
> Being the same property conveyed to Nellie Virginia Crocker by deed from Margaret Bell Nickens, a widow, of record in Inst. No. 20041118-0138734, Register's Office for said County.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4586 Bull Run Rd., Ashland City, TN 37015.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22 day of December, 2005.

Nellie Virginia Crocker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Nellie Virginia Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of December, 2005.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me
this 22 day of December, 2005.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07