WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 12:21 2 pgs
Fees:13.00 Taxes:338.55

20051228-0155255

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009.

(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TN STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin R. Gibson Jr	Realty Mortgage Corporation	
(NAME)	(NAME)	
380 Brewer Drive	181 East Main St.	161-8-46
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053274

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Judith Vaughn Turner**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Melvin R. Gibson Jr and Melvin R. Gibson Sr. and wife, Sharon L. Gibson**, hereinafter called the GRANTEES, **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. 25 on the Plan of Southwood Subdivision as of record in Book 2663, pages 125-126, Register's Office for said County.

Said Lot No. 25 fronts 89 feet on the north side of Brewer Drive, and extends back 274.9 feet on the west line and 300 feet on the east line, to a dead line in the rear of which it measured 50.1 feet.

Property commonly known as: 380 Brewer Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Edward E. Fields and wife, Ruby W. Fields by Warranty Deed from William Thomas McCain and wife, Myrtle O. McCain dated September 12, 1966 of record in Book 4056, Page 169, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Ruby W. Fields by Quitclaim Deed from Edward R. Fields dated December 18, 1975 of record in Book 4986, page 678, said Register's Office. And further conveyed to Judith Vaughn-Turner by Quitclaim Deed retaining a Life Estate from Ruby Irene Walker Fields dated August 5, 2005 of record at Instrument No 20050805-0092460 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 380 Brewer Dr., Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements. covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2005.

Judith Vaughn Turner

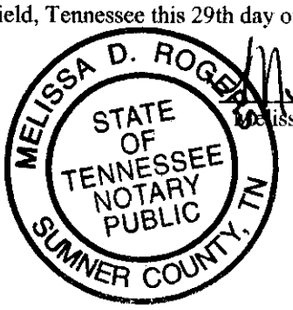
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Judith Vaughn Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Judith Vaughn Turner executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 29th day of November, 2005.

Commission expires: March 24, 2009



Melissa D. Rogers

Notary Public