Return after recording:
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Davidson County DEEDWARR
Recvd: 02/16/06 13:34 2 pg
Fees:13.00 Taxes:773.30

20060216-0018977

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

ADDRESS NEW OWNER:

Cristina C. Henry and husband,
Daniel L. Henry
206 Lauderdale Road
Nashville, TN 37205

SEND TAX BILL:

MORTGAGEE

MORTGAGEE:

Countrywide Home Loans, Inc.
P. O. Box 660694
Dallas, TX 75266-0694

MAP AND PARCEL:
MAP 103-4
PARCEL 207

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, **Gibson Properties, a Tennessee general partnership comprised of Andrew B. Gibson, Jr. and Barry Dean** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cristina C. Henry and husband, Daniel L. Henry** ("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:

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of the Resubdivision of Lot No. 10, Sylvan Park, as of record in Plat Book 5190, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gibson Properties, by Trustee's Deed from Aaron L. Squyres, Successor Trustee, dated December 2, 2005, of record in Instrument No. 20051202-0145386, re-recorded in Instrument No. 20041209-0148512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190 Page 398, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 118 47th Avenue, North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is 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 itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their 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 15th day of February, 2006.

Gibson Properties,
a Tennessee general partnership

BY: _____
Andrew B. Gibson, Jr., Partner

BY: _____
Barry Dean, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Barry Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Gibson Properties, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such Partner. Witness my hand and official seal this 15th day of February, 2006.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Andrew B. Gibson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Gibson Properties, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such Partner. Witness my hand and official seal this 15th day of February, 2006.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $209,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 15th day of February, 2006.

_____
NOTARY PUBLIC

My Commission Expires: _____

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007