Prepared by
Secrets Title & Escrow Co., LLC
1228 N. Main St., Ste B-6
Spring Hill, TN 37174

Davidson County DEEDWARR
Recvd: 06/12/06 08:54 2 pgs
Fees:13.00 Taxes:825.10
20060612-0069265

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Frank M. Simpson and wife, Mary Jean Simpson,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **James Alan Gibson,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee, being Lot 57, River Bend, a Planned Unit Development, as shown in Plat of record in Book 6900, Pages 504 and 505, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank M. Simpson and wife, Mary Jean Simpson by deed dated October 16, 1998 and recorded in Book 11159, Page 147, Register's Office of Davidson County, Tennessee.

Map 141-12-C; Parcel 57 CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Subject to Utility and Drainage Easements, building setback lines and other matters as shown on plat of record in Plat Book 6900, Pages 504 and 505, Register's Office of Davidson County, which are incorporated herein by reference: Restrictive Covenants affecting the subject property of record in book 7112, Page 481, and amended in Book 7308, page 805, Book 7308, Page 808, Book 7336, Page 15, and book 7549, Page 593, Register's Office of Davidson County, which are incorporated herein by reference: subject to the Charter of River Bend Estates

Homeowner's Association, Inc. of record in Book 7347, Page 636, and amended in Book 8179, Page 869, and Book 9359, Page 154, Register's Office of Davidson County; and Subject to the By-Laws of River Bend Estates Homeowner's Association, Inc., of record in Book 7347, Page 643, Register's Office of Davidson County.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 30 day of May, 2006.

Frank M. Simpson

Mary Jean Simpson

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, **Frank M. Simpson and wife, Mary Jean Simpson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30 day of May, 2006.

Notary Public

My commission expires: 3/23/2010

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$223,000.00.**

Affiant

Subscribed and sworn to me, this 30 day of May, 2006.

Notary Public

My Commission Expires: 3/23/2010

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:
James Alan Gibson
7421 River Bend Circle
Nashville, TN 37221

PERSON RESPONSIBLE FOR TAXES:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110