WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 84,500.00 .

Gerald C. Gibbs + Connie W. Gibbs
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 21 day of JULY, 2006.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/11/06 07:57 2 pgs
Fees:13.00 Taxes:312.65
20060711-0082803

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06060005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Gerald C. Gibbs, & wife Connie W. Gibbs 405 Byrd Court Old Hickory, TN 37138	New Owner	53-12 / 214.00 Part of 53-12 / 212.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Gerald C. Gibbs and, Connie W. Gibbs, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ROZELLE J. GREEN**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

GERALD C. GIBBS, and wife, **CONNIE W. GIBBS**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I Map 53-12 pcl. 214.00

Being a part of Lot No. 6 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott's property, Section No. 2, of record in Book 834, page 56, Register's Office for said County and more particularly described according to a survey by N. G. Jenkins, Surveyor, July 2, 1956, as follows:

Beginning at the common corner of Lots Nos. 7 and 19 where they adjoin Lot No. 6 at an iron pin; thence North 48 deg. 29' West 183 feet to an iron pin; thence South 44 deg. 31' West 200 feet to an iron pin in the northeasterly line of Lot no. 20; thence with the line between Lots Nos. 6 and 20, South 48 deg. 29' East 175 feet to an iron pin, the common corner of Lots Nos. 6 and 20 here they adjoin Lot No. 19; thence with the line between Lots Nos. 6 and 19, North 41 deg. 31' East 200 feet to the point of beginning.

TRACT II *Part of* Map 53-12 pcl. 212.00

Land in the 11th Councilmanic District, in the City of Lakewood, being on the North East Side of Iris Avenue and being shown as Lot No. 1 on the Plan of Green Property Subdivision, of record as

Instrument # 20060711-0082802 Register's Office for Davidson County, Tennessee.

Being PART of the same property Devised to Rozelle J. Green under the Last Will and Testament of Elden Taylor Green, a certified copy of which is of record as Instrument 20030321-0037503, Register's Office for Davidson County, Davidson County Probate #04P-1094, AND conveyed to Rozelle J. Green, by Quitclaim Deed form Martha Jane Green Foster of record as

Instrument # 20060711-0082801 Register's Office for Davidson County, Tennessee.

There is conveyed herewith a perpetual 20 foot easement across Lot two of the Green Property Subdivision as shown on said Plat for ingress and egress to the property conveyed herein.

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. I 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. 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.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
The herein described property is subject to the following Restrictive Covenants, running with the land, and will not expire until the death of, or release by, Rozelle J. Green:

1. The property described herein shall not be used for any commercial purposes of any type.
2. No more than One single family dwelling may be constructed on each Tract.
3. The Ingress Egress Easement shown on said Pat is intended for reasonable, residential traffic, to the subject property.
4. The Grantee shall be responsible for the proper maintenance and upkeep of said easement.
5. No noxious or offensive activity shall take place on said Tracts.
6. No livestock, swine or chickens may be raised or kept on said Tracts.
7. No mobile homes or manufactured housing shall be placed on said Tracts.
8. The Prevailing party shall recover expenses of litigation including reasonable attorneys fees for the enforcement of any of these restrictions.
9. These Restrictions Expire upon the death of the Grantor, Rozelle J. Green, or by her expressed release.
10. Invalidation of any one of these restrictions shall not affect the validity of the others.

This is un-improved property located on: Iris Avenue, Old Hickory, TN. 37138.

Witness our hands this 7 day of JULY, 2006.

Rozelle J. Green

Rozelle J. Green

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Rozelle J. Green the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 7 day of JULY, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: **Rozelle J. Green**
un-married

To: **Gerald C. Gibbs**
and, wife
Connie W. Gibbs

Property:
Iris Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:
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