RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/24/06 08:41 2 pgs
Fees:13.00 Taxes:721.50
20060724-0088491

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2006.

Notary Public

My commission expires: 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory Buppert **Sydney Moeckel Buppert**	**Wachovia Mortgage Corporation**	**147-01-257**
4808 East Longdale	**5080 Spectrum Drive, 2nd Floor**	
Nashville, TN 37211	**Addison, TX 75001**	

FOR AND IN 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, WE,

Mary A. Gibbons and husband, Ryan F. Gibbons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Buppert and wife, Sydney Moeckel Buppert

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. 179 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, Pages 57 thru 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary A. Gibbons and husband, Ryan F. Gibbons, by Warranty Deed from David A. Rosenbaum and wife, Lisa M. DenOtter, of record in Instrument No. 20020702-0079397, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Ryan Gibbons and Mary Angela Gibbons, pursuant to a Power of Attorney executed by same on the 9th day of June, 2006, of record in Instrument No. 20060724-0088490, Register's Office for Davidson County, Tennessee.

THE said Ryan F. Gibbons and Ryan Gibbons are one and the same person.

THE said Mary A. Gibbons and Mary Angela Gibbons are one and the same person.

This is Improved (X) unimproved (____) property, known as: **4808 East Longdale, Nashville, TN 37211**

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 we 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; and we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this **20th** day of **July, 2006.**

Mary A. Gibbons By: _____, Atty in Fact
Mary A. Gibbons

Ryan F. Gibbons By: _____, Atty in Fact
Ryan F. Gibbons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Mary A. Gibbons and Ryan F. Gibbons, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Mary A. Gibbons and Ryan F. Gibbons for the purpose therein contained, by signing the name of Mary A. Gibbons and Ryan F. Gibbons, by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, **2006.**

Angela G. Batson

Notary Public

My Commission Expires: 5-22-2010

