This Instrument Prepared by:
CBC TITLE & ESCROW
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Dean Anthony Hibbs and wife,
Kelley Hibbs
170 Upper Station Camp
Gallatin, TN 37066

SEND TAX BILLS:
SAME

Map 72-3, Parcel 30.00

Davidson County DEEDWARR
Recvd: 12/12/06 10:08 2 pgs
Fees:13.00 Taxes:333.00
20061212-0153072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **JEFFREY SCOTT KITTRELL,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **DEAN ANTHONY HIBBS AND WIFE, KELLEY HIBBS, as Tenants by the Entireties,** the following described property to wit:

> Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 222 on the Plan of Revision of part of Inglewood Place, of record in Book 421, page 137, Register's Office for said County.
>
> Said westerly ½ of Lot No. 222 fronts 50 feet on the northerly margin of McChesney Avenue and extends back between parallel lines, 205 feet to a dead line in the rear.
>
> Being the same property conveyed to **JEFFREY SCOTT KITTRELL,** by Deed Granting Rights of Survivorship, from **EUNICE R. HAMIL** of record in **INSTRUMENT #: 20040902-0106146,** Register's Office for Davidson County, Tennessee. The said Eunice R. Hamil is deceased, having died on **May 28, 2006.**

Taxes for 2006 are to be prorated and paid for by the herein named Grantor.

Said conveyance is made subject to any visible or unrecorded easements, building regulations and zoning regulations.

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/or assigns forever; the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and assigns, 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 personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 8 day of December, 2006.

JEFFREY SCOTT KITTRELL

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **JEFFREY SCOTT KITTRELL**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 8 day of December, 2006.

NOTARY PUBLIC

My Commission Expires:

6/30/09

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 8 day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 6/30/09

FILE #061816

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 30, 2009