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

ADDRESS NEW OWNERS:
Earl Nelson
1927 Kingsbury Dr.
Nashville TN 37215

SEND TAX BILLS:
SAME

Davidson County DEEDWARR
Recvd: 01/09/07 09:00 2 pgs
Fees:13.00 Taxes:477.30
20070109-0003527

Map 72-3, Parcel 30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEAN ANTHONY HIBBS AND WIFE, KELLEY HIBBS,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **EARL NELSON,** 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 **DEAN ANTHONY HIBBS AND WIFE, KELLEY HIBBS** by Deed from **JEFFREY SCOTT KITTRELL,** of record in **INSTRUMENT #: 20061212-0153072,** Register's Office for Davidson County, Tennessee.

Taxes for 2006 are paid.

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 Grantee, his heirs and assigns forever; the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said Grantee, his 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 21 day of December, 2006.

DEAN ANTHONY HIBBS

KELLEY HIBBS

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **DEAN ANTHONY HIBBS AND WIFE, KELLEY HIBBS**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 21 day of December, 2006.

Jessica J. Hunter
NOTARY PUBLIC

My Commission Expires:

Feb 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 $129,000.00.

AFFIANT

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

NOTARY PUBLIC

John M. Wells
Notary Public at Large
Davidson County, Tennessee

My Commission Expires: 9/22/2007

FILE #061816B