Davidson County DEEDWARR
Recvd: 01/11/07 12:46 2 pgs
Fees:13.00 Taxes:181.30

20070111-0004629

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE DAVIDSON CO.

WARRANTY DEED

P-CW-07-1207

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shonn Tibbs	Shonn Tibbs (NAME)	
1207 BAPTIST WORLD CENTER (ADDRESS)	387 Needmore Rd (ADDRESS)	071-14-68.00 &
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville TN 37138 (CITY) (STATE) (ZIP)	071-14-69.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORENZO ACEVADO SILVESTRE A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHONN TIBBS A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The following two (2) tracts of land in the 12th, formerly the 17th Civil District of Davidson County, and described according to a survey by John M. Sullivan, Surveyor, dated October 7, 1947, as follows:

Tract #1:
Beginning at a point in the northeasterly margin of Whites Creek Pike, 252.5 feet more or less, northwest from the margin of Willis Street, being the westerly corner of said Pike, of the tract that was quitclaimed from Thomas Caldwell and wife, to David Earps, et al., as of record in Book 2802, page 583, Register's Office; thence with Earp's line, North 6 deg. 49' East 143.6 feet; thence North 47 deg. 28' West 53.7 feet to a fence line between this land and the land of Perry Hooper, shown on said survey; thence along said fence South 13 deg. 46' West 134 feet, more or less, to the northeasterly margin of Whites Creek Pike; thence with the margin of said Pike, South 66 deg. 54' East 70 feet, more or less, to the point of beginning.

Tract #2:
Beginning on the northeasterly margin of the Whites Creek Pike at a point, North 63 deg. 55' West 187.5 feet West of the western margin of Willis Street; thence with the northeasterly margin of said Pike, North 66 deg. 54' West 65 feet; thence North 6 deg. 49' East 143.6 feet; thence North 74 deg. 23' West 53.7 feet to a fence; thence North 13 deg. 46' East 152.9 feet to a rock wall; thence South 86 deg. East 69.2 feet to a fence; thence South 1 deg. 33' West 120.2 feet; thence South 3 deg. 35' West 235.8 feet to the beginning.

(a) Being the same property conveyed to Shirley Sadler, John Lewis, Erica Kristine Wallace, and Louise S. Lewis by deed from Andrew B. Gibson, Jr., Trustee of record in Instrument 200112140138463 on 12/13/2001 and filed for record on 12/14/2001, Register's Office for said County.

(b) Being the same property conveyed to Cobie D. Sadler and wife, Shirley M. Sadler by deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville of record in Instrument 200507260086570 on 07/15/2005 and filed for record on 07/26/2005, Register's Office for said County.

(c) Being the same property conveyed to Lorenzo Acevado Silvestre by deed from Cobie D. Sadler and wife, Shirley M. Sadler of record in Instrument 200605110055521 on 05/05/2006 and filed for record on 05/11/2006, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1207 BAPTIST WORLD CENTER, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of January, 2007.

Lorenzo Acevedo Silvestre
Lorenzo Acevado Silvestre

STATE OF Tennessee
COUNTY OF DAVIDSON

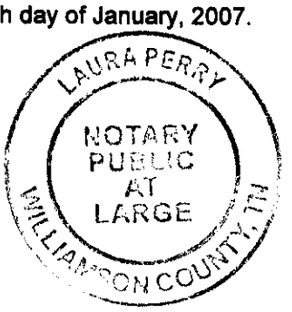
On this the 8th day of January, 2007, before me personally appeared Lorenzo Acevado Silvestre to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959