Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $141,895.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2007.

Notary Public
My commission expires: 11-22-2010

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0702-45310

Address of New Owner:	Send Tax Bills to:	Tax Information
William F. Jones, III	CTX Mortgage Company	63-04-0-098
733 Charlie Gann Road	3100 McKinnon St.	
Old Hickory TN 37138	Dallas, TX 75201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary R. Gibbs, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William F. Jones, III and wife, Lauren C. Jones, hereinafter called the Grantees, their successors 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. 14, on the Revised Final Plat for Section 2 (Lots 4-30), Range Heights Subdivision, of record in Book 8250, Page 936, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary R. Gibbs, unmarried, by deed from Universal Builders, LLC, dated 10/30/98, recorded 11/19/98, of record in Book 11211, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Margaret E. Gibbs, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 733 Charlie Gann Road, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/06/07 09:05 2 pgs
Fees:13.00 Taxes:525.01
20070306-0027346

WITNESS my hand this 28th day of February, 2007.

Gary R. Gibbs

Margaret E. Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary R. Gibbs and Margaret E. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28th day of February, 2007.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My commission expires 05/03/2010