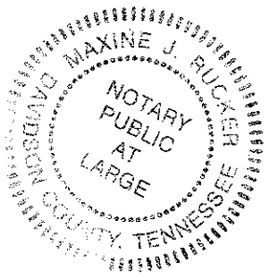
Davidson County DEEDWARR
Recvd: 09/05/07 14:15 3 pgs
Fees:18.00 Taxes:554.63
20070905-0106679

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Janel McAlister
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2007.

Notary Public

My commission expires: My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jarvis J. Brooks	GMAC Mortgage, LLC	Map: 072-02-0
3700 Burrus Street	218 Lakeside Plaza Drive	Parcel: 82
Nashville, TN 37216	Horsham, PA 19044-6717	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEAN A. HIBBS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARVIS J. BROOKS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being Lot No. 70 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded form this conveyance is that portion of Lot 70 , previously conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5560, Page 968, Register's Office for Davidson County, Tennessee, dated December 10, 1979.

BEGINNING at the present intersection of the northern margin of Ben Allen Road with the eastern margin of Burrus Street; said point also being the southwest corner of Lot No. 70 on the plan of E. B. Craig's Subdivision of the Crownover Property as of record in Book 894, Pages 640 and 641, R.O.D.C.; thence in a northerly direction with the eastern margin of Burrus Street for a distance of 36.01 feet, more or less, to a point; thence in a southerly and easterly direction along a curve to the left having a radius of 25. feet and a central angle of 81° 01' 56 for a distance of 35.36 feet, more or less, to a point of compound curvature; thence in a southerly and easterly direction along a curve to the left having a radius of 865 feet and a central angle of 7° 54' 44' for a distance of 119.45 feet, more or loss, to the intersection with the rear line of said Lot No, 70; thence in a southerly direction with the said rear lot line for a distance of 0.23 feet, more or less, to the present northern margin of Ben Allen Road; thence in a westerly direction with said present northern margin of Ben Allen Road for a distance of 140 feet, more or less, to the point of beginning, containing approximately 882 square feet.

Being the same property conveyed to Dean A. Hibbs, a married man by deed from Joseph C. Brenner of record in Instrument Number 20061204-0149321, Register's Office for Davidson County, Tennessee, date November 22, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3700 Burrus Street, Nashville, TN 37216.

This property has never been the marital residence of Dean A. Hibbs and wife Kelley L. Hibbs.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2007.

Dean A. Hibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dean A. Hibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2007.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2009

Notary's Seal (If on paper)

