WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/07 08:33 2 pgs
Fees:13.00 Taxes:2164.50

20071023-0125139

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN A. GIBSON	SAME	MAP 34-15 PAR 13
(NAME)	(NAME)	
P.O. Box 150451		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NELS ERIC SWENSON and GREGORY SLOAN BUNN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN A. GIBSON, and wife, SHERRIE D. GIBSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land lying within Davidson County, Tennessee, being Lot No. 22 as shown on the Plan of Rivergate Industrial Park as of record in Book 6900, page 239, Register's Office for Davidson County, Tennessee.

Said conveyance is made SUBJECT TO an easement for ingress and egress granted to Lot 23 as shown on the Plan of Rivergate Industrial Park by Aqua Development, LLC, said easement being of record in Instrument No. 20050607-0065097, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nels Eric Swenson and Gregory Sloan Bunn, as tenants in common, by deed dated 9/14/05 of record in Instrument No. 20050930-0117769, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 535 MYATT DRIVE, MADISON, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 12TH day of October, 2007

NELS ERIC SWENSON

GREGORY SLOAN BUNN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, NELS ERIC SWENSON and GREGORY SLOAN BUNN the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2007

Commission expires:

LARRY D. CRAIG 08
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Notary Public