Davidson County DEEDWARR
Recvd: 11/29/07 09:03 2 pgs
Fees:13.00 Taxes:943.50
20071129-0138284

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
HARGROVE and JENNINGS, LLC
312-D East Broad Street
Cookeville, TN 38501

NEW OWNERS NAME & ADDRESS:
SEND TAX BILLS TO:
Name Gilbert Gibbs
Address 2121 Neelys Bend Rd
City Madison State TN Zip 37115

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

I, **NANCY M. MAY,** hereinafter referred to as "GRANTOR", have this day bargained and sold, and does hereby transfer and convey unto **GILBERT GIBBS and wife, PAMELA DAWSON**, hereinafter referred to as "GRANTEES" their heirs and assigns, the following described tract or parcel of land located in the ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being **PART of LOT 5** on the plan of the **Lands of James W. Wray**, deceased, as of record in Minute Book "J", Page 323, County Court for said County, described as follows:

BEGINNING at the corner of Neely's Bend, said beginning point being 398 feet south of the southwest corner of Neely's Bend Road and Overton Lane; thence south 88 deg. E 543 feet; thence south 400 feet to a point; thence west 544 feet, more or less, to the center of Neely's Bend Road; thence with the center of said road, North 400 feet to the point of **BEGINNING.**

SUBJECT TO: Easements, building setback lines and restrictions as may be shown on plat of the lands of James W. Wray recorded in Minute Book "J", Page 323 in the records of the County Court for Davidson County, Tennessee.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

Being the same property conveyed to **NANCY M. MAY, AN UNMARRIED PERSON** by Warranty Deed from Charles C. King, an unmarried man, dated April 22, 2005, recorded April 28, 2005 at Instrument Number 20050428-0047560, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2121 Neely's Bend Road, Madison, TN 37115.

TAX ID NUMBER
Map/Group/Parcel:
074-00-0-031.00

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered, except for the 2007 taxes which are to be pro-rated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this the 16th day of November, 2007.

Nancy M. May

NANCY M. MAY

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, the undersigned, Notary Public of this county, **NANCY M. MAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16 day of November, 2007.

JUDY A. JENNINGS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Judy A Jennings
NOTARY PUBLIC

My Commission Expires: 8-20-08

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

AFFIANT

Subscribed and sworn to before me, this the 16 day of Nov, 2007.

My Commission Expires: 8-20-08

Judy A Jennings
NOTARY PUBLIC - REGISTER

JUDY A. JENNINGS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY