THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/07/08 13:52 2 pgs
Fees:13.00 Taxes:297.85

20080307-0023421

Address New Owner(s)
Lorin Gibson
2308 Dennywood Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Lorin Gibson
2308 Dennywood Drive
Nashville, TN 37214

Map & Parcel Nos.:
084 11 0 041.00

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th day of February, 2008**, by and between **Jeffrey Checko**, party of the first part, and **Lorin Gibson**, party of the second part,

WITNESSETH: That for and in consideration of **EIGHTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($80,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, Page 27 and 28, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Checko from Lorin Gibson, unmarried, and Donnie L. Fish, unmarried, by deed dated August 17, 2007, of record in Instrument No. 20070820-0099245 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jeffrey Checko

STATE OF TENNESSEE, COUNTY OF WILSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Checko** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **4th day of February, 2008**.

Notary Public

Leeza Osborne
Printed Notary Name

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$80,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sean Gibson
Affiant

Subscribed and sworn to before me, this **4th day of February, 2008**.

Notary Public

Leeza Osborne
Notary Printed Name

My Commission Expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

PROPERTY ADDRESS:
2308 Dennywood Drive
Nashville, TN 37214