PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20090057090 DEEDWARR
Recvd: 08/20/09 12:32 2 pgs
Fees:13.00 Taxes:425.50
20090820-0078484

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Danny Cook and Ashley Cook, husband and wife has this day bargained and sold and does hereby transfer and convey unto Gerald Clark Gibbs and Connie Gail Gibbs, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the resubdivision of the W. D. Warren Property, as of record in Plat Book 6200, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny Cook and Ashley Cook by deed from Andrew M. Cuono, Secretary of Housing and Urban Development, of Washington, D.C. by deed dated February 23, 1999, of record in Book 11362, Page 661, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Gerald Clark Gibbs and Connie Gail Gibbs, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 28th day of July, 2009.

Danny Cook

Ashley Cook

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Danny Cook and Ashley Cook, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of July, 2009.

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gerald C. Gibbs
Affiant

Subscribed and sworn to before me this 28th day of July, 2009.

Kristi Howell
NOTARY PUBLIC

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 5/23/11

Map & Parcel No.: 053-12-0-169.00

Name and address of new owner:
Send tax bills to:
Gerald Clark Gibbs and Connie Gail Gibbs
122 Park Circle
Old Hickory TN 37138