BILL GARRETT, Davidson County
Trans:T20090071552 DEEDWARR
Recvd: 10/21/09 11:11 3 pgs
Fees:18.00 Taxes:591.63
20091021-0097240

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of October, 20 09, by and between **DAVID A. LEVEY and CHRISTINA E. LEVEY**, party of the first part, and Jeffrey Gibson, an unmarried man, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt 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 the City of ANTIOCH, County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, and without the corporate limits of any municipality, being Lot No. 354 on the Plan of CANE RIDGE FARMS , Phase VI, Section I, as of record in Instrument 20050209-0015098, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David A. Levey and Christina E. Levey, husband and wife by Warranty Deed from Muhammad Haseeh and spouse, Nabila Naeem, of record in Instrument 20070405-0041127, Register's Office, Davidson County, Tennessee.

Also Being the same property conveyed to Muhammad Haseeh and spouse, Nabila Naeem by Warranty Deed from The Craig Company, a Tennessee Corporation, of record in Instrument 20051019-0125825, Register's Office, Davidson County, Tennessee.

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 she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of ANTIOCH and County of DAVIDSON realty taxes for the year 2010, and subdivision restrictions, building lines and easements of record in Plat Book *, Page *, in the said Register's Office; and that the title and quiet possession thereto she 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.

* Instrument No. 20050209-0015098

DAVID A. LEVEY

CHRISTINA E. LEVEY

STATE OF Missouri

COUNTY OF Taney

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DAVID A. LEVEY**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 30th day of April, 2009.

Julie Breeden
Notary Public

My commission expires: 12/19/11

JULIE BREEDEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: Dec. 19, 2011
07416242

STATE OF Missouri
COUNTY OF Taney

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CHRISTINA E. LEVEY**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 30th day of April 2009.

Julie Breeden
Notary Public

My commission expires: 12/19/11

JULIE BREEDEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Taney County
My Commission Expires: Dec. 19, 2011
07416242

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 $ 159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of October, 2009.

Michelle Reynolds
Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Property Address: **3100 SKINNER DRIVE, ANTIOCH, TN 37013**

Tax Parcel Number: 174110A38500CO

Name and address of property owner, and mail tax bills to:

Magna Bank
6525 Quail Hollow Road, Ste. 300
Memphis, TN 38120

This instrument was prepared by, and after recording, return to:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

AFTER RECORDING PLEASE RETURN TO:
Realty Title and Escrow Company, Inc.
599 Sam Ridley Parkway, W., Suite 107
Smyrna, TN. 37167