BILL GARRETT, Davidson County
Trans:T20090079510 DEEDWARR
Recvd: 11/23/09 13:14 2 pgs
Fees:13.00 Taxes:314.50
20091123-0107546

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Juan P. Lopez
1103 Dew Street
Nashville, TN 37206

SEND TAX BILL:

BANK OF AMERICA
801 CRESCENT CENTER #510
FRANKLIN, TN 37067

MORTGAGEE:

BANK OF AMERICA
801 CRESCENT CENTER #510
FRANKLIN, TN 37067

MAP AND PARCEL:
09401011203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gibson Properties, a Tennessee general partnership, comprised of Andrew B. Gibson, Jr. and R. Barry Dean** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Juan P. Lopez*** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lot Nos. 46, 47, 48 & 49 of N. H. Hobson's Subdivision, of record in Plat Book 3500, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew B. Gibson, Jr. and R. Barry Dean by Warranty Deed dated March 16, 1988 from Sovran Bank/Williamson County Bank, being the successor of Williamson County Bank, of record in Book 7492, page 664, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Gibson Properties, a Tennessee general partnership comprised of Andrew B. Gibson, Jr. and R. Barry Dean, by deed from Andrew B. Gibson, Jr., married, and R. Barry Dean, married, of record in Instrument No. 20091123-0107545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 1103 Dew St, Nashville, TN 37206, and has never been the primary residence of Grantor or Grantor's spouse(s).

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of November, 2009.

R. Barry Dean, General Partner

R. Barry Dean, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. Barry Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Gibson Properties, the within named bargainor, a Tennessee partnership, and that he as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal this 16th day of November, 2009.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY