

STATE OF TENNESSEE }
COUNTY OF SUMNER }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

Holly Christie
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2010.

NOTARY PUBLIC

My Commission expires: 5/22/2010

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert E. & Teri A. Gibson 507 Hadley Avenue Old Hickory, TN 37138	MAGNA BANK ~~Same~~ P.O. BOX 17257 MEMPHIS, TN 38187-0257	044-11-0-091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

THOMAS C. SMITH, JR. and wife, MARY R. SMITH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

ROBERT E. GIBSON and wife, TERI A. GIBSON

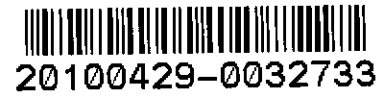
hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 108 of Section A, on the plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee. Said Lot No. 108 fronts 58 feet on the easterly margin of Hadley Avenue and extends back 107.4 feet on the northerly line and 106.9 feet on the southerly line, to a dead line, measuring 58 feet thereon, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas C. Smith, Jr. and wife, Mary R. Smith, by deed of record, recorded 2-23-1996, in Book 9956, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and all other matters of public record..

BILL GARRETT, Davidson County
Trans:T20100025703 DEEDWARR
Recvd: 04/29/10 14:45 2 pgs
Fees:13.00 Taxes:443.63



20100429-0032733

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 507 Hadley Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 23rd day of APRIL, 2010.

"**GRANTORS**"

Thomas C. Smith, Jr.

Mary R. Smith

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
CCOUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thomas C. Smith, Jr. and Mary R. Smith, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of APRIL, 2010.

My commission expires: JUNE 12, 2011

{Seal}

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public