BILL GARRETT, Davidson County
Trans:T20100077372 DEEDWARR
Recvd: 12/08/10 12:41 2 pgs
Fees:13.00 Taxes:610.50
20101208-0097723

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of November, 2010 by and between William H. Gibbs and wife Addie Ruth Gibbs, hereinafter referred to as GRANTOR, and Daphne A. Kimmel, hereinafter referred to as GRANTEE. a single person

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to the following:

All matters appearing on the plan of Oakland Acres, Section VII, of record in Plat Book 2663, Page 108, Register's Office for said County.

Being the same property conveyed to William H. Gibbs and wife, Addie Ruth Gibbs by Warranty Deed from Elaine Haynes Gibbs Dement, Trustee of The Elaine Haynes Gibbs Living Trust, dated November 4, 2002, recorded November 5, 2002, of record in Instrument 200211050135757, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 212 Freda Villa, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William H. Gibbs by Barbara G. Patterson attorney in fact
William H. Gibbs by Barbara G. Patterson attorney in fact
Power of attorney of record in Instrument No. 20100811-0063467 Register's Office for Davidson County, Tennessee.

Addie Ruth Gibbs by Barbara G. Patterson attorney in fact
Addie Ruth Gibbs by Barbara G. Patterson attorney in fact
Power of attorney of record in Instrument No. 20100805-0061692 Register's Office for Davidson County, Tennessee.

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of November, 2010 before me personally appeared Barbara G. Patterson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William H. Gibbs and Addie Ruth Gibbs, and acknowledged that he/she executed the same as the free act and deed of said William H. Gibbs and Addie Ruth Gibbs.

Witness my hand, at office, this 17th day of November, 2010.

Notary Public

SUSAN L. MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 31 2011

My Commission Expires:_____

Name and Address of Property Owner:
Daphne Kimmel
212 Freda Villa, Madison, TN 37115

Send Tax Statements to:

CITYLIFE LENDING GROUP, LLC

P.O. BOX 11701, NEWARK, NJ 07101

Map & Parcel 051.11-0-015.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $165,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of November, 2010.

Notary Public

My Commission Expires: 01/07/2013

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-462

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.