Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100077720 DEEDWARR
Recvd: 12/09/10 14:05 3 pgs
Fees:18.00 Taxes:1202.50
20101209-0098214

ADDRESS NEW OWNER:
William Alan Gibson, Sr.
1600 Daphne Ct.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage
One Home Campus
Des Moines, IA 50328

MAP	**171-3**
GROUP	**B**
PARCEL	**10.5CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Willis B. Perkins and wife, Julia S. Perkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William Alan Gibson, Sr. and wife, Sandra P. Gibson**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Seven, Fredericksburg, of record in Plat Book 7900, page 509 and Book 9700, page 405, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Willis B. Perkins and wife, Julia S. Perkins by deed from George J. Gardell and wife Jene A. Campbell-Gardell dated January 31, 2006 of record in Instr. 20060210-0016792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1600 Daphne Ct., Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs 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.

WITNESS our hands this the **3rd** day of **December, 2010.**

Willis B Perkins

Willis B. Perkins

Julia S. Perkins

Julia S. Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Willis B. Perkins and wife, Julia S. Perkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of December, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

William Allen Gibson Sr.
AFFIANT

Subscribed and sworn to before me on this 3rd day of December, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013