WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by Rankin B. Givens and wife, Johnnie C. Givens, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the grantees herein of the remaining unpaid balance of a note in the original amount of $7,000.00, executed by Erwin B. Bigger and wife, payable to Investors Syndicate, dated April 23, 1946, with interest at 5% per annum, payable as set out therein, and secured by a deed of trust of record in Book 1399, page 4, Register's Office for Davidson County, Tennessee, we, Charles K. Gibson and wife, Helen M. Gibson have bargained and sold, and by these presents do transfer and convey unto the said Rankin B. Givens and wife, Johnnie C. Givens, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 52 on the Map of the Subdivision of Kirkwood Heights, a part of the W. T. Berry Estate, as of record in Book 1130, page 18, Register's Office for said County.

Said Lot No. 52 fronts 60 feet on the southerly side of Horner Avenue and runs back between parallel lines 157 feet to a dead line.

Being the same property conveyed to Charles K. Gibson and wife, Helen M. Gibson, by deed from Erwin B. Bigger and wife, of record in Book 1122, page 288, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1153, page 296, Register's Office for Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rankin B. Givens and wife, Johnnie C. Givens, their heirs and assigns, forever.

And we do covenant with the said Rankin B. Givens and wife, Johnnie C. Givens that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set out, and by 1948 taxes which are pro-rated and assumed by the purchasers.

And we, Charles K. Gibson and wife, Helen M. Gibson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rankin B. Givens and wife, Johnnie C. Givens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of June, 1948.

Charles K. Gibson

Helen M. Gibson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Laurence A. Richards, a Notary Public in and for said County and State, the within named Charles K. Gibson and wife, Helen M. Gibson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1948.

Commission expires July 11, 1950

Laurence A. Richards
Notary Public