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 Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Dorris Bradford Billingsley and wife, Sadie G. Billingsley

have bargained and sold, and by these presents do transfer and convey unto the said Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the east 30 feet of Lot No. 39 and the West 35 feet of Lot No. 41 on the Map of John L. Gordon Subdivision of record in Book 843, page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the northerly side of Gordon Terrace and run back between lines, 280.7 feet, more or less, on the west line of part of Lot No. 39, and 282 feet, more or less, on the east line of part of Lot No. 41 to a dead line in the rear on which they measure 65 feet, more or less. Said description is taken from a copy of a survey thereof made July 31, 1948 by Hal R. Swann, Jr., Surveyor.

Being the same property conveyed to Dorris Bradford Billingsley and wife, Sadie G. Billingsley, by deed from R. Loyd Scobey and wife, of record in Book 1535, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs, their **heirs and assigns, forever.**

And we do covenant with the said Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs 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 taxes for 1948 which have been prorated and assumed by the grantees herein.

And we, Dorris Bradford Billingsley and wife, Sadie G. Billingsley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 5th **day of** August 1948

Dorris Bradford Billingsley
Dorris Bradford Billingsley

Sadie G. Billingsley
Sadie G. Billingsley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fannie R. Wright **, a Notary Public in and for said County and State, the within named** Dorris Bradford Billingsley and wife, Sadie G. Billingsley

[illegible] **with whom I am personally acquainted, and who acknowledged that** they [illegible] **instrument for the purposes therein contained. Witness my hand and official seal at** [illegible] **Tennessee, this** 6th **day of** August **194**8

Commission [illegible] Oct. 4, 1948

Fannie R. Wright
Notary Public