K 2535

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- **DOLLARS**

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, A. E. Gibbons and wife, Nollie B. Gibbons.

have bargained and sold, and by these presents do transfer and convey unto the said Paul V. Landers and wife, Roberta Bingham Landers

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A small tract of land in the 6th District of Davidson County, Tennessee, and shown as a part of the tract marked "W. C. Miller" on the Map of Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office for said County, and also being shown as Lot No. 116 on Plan of Sterling Heights, Section 5, of record in Book 1835, page 37, said Register's Office.
BEGINNING at a point in the north margin of Peachtree Street 75 feet west of the south-west corner of Lot 114, on the map of said Sterling Heights Subdivision; thence northerly parallel to the west line of said Lot 114, 160 feet to a point; thence westerly 75 feet to a point; thence southerly 160 feet to a point in the north margin of Peachtree Street; thence with the margin of the same easterly 75 feet to the beginning.
Being the same property conveyed to A. E. Gibbons and wife, Nollie B. Gibbons, by deed from Malcolm L. Parrett and wife, Rachel S. Parrett, of record in Book 2013, page 569, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul V. Landers and wife, Roberta Bingham Landers their **heirs and assigns, forever.**

And we **do covenant with the said** Paul V. Landers and wife, Roberta Bingham Landers **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 by 1956 taxes, which the grantees herein assumes and agrees to pay.
And we the grantors **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** grantees herein their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 6th day of April, 1956.

A. E. Gibbons

Nollie B. Gibbons

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named A. E. Gibbons and wife, Nollie B. Gibbon, the bargainor S, 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 6th day of April, 1956.

Commission expires July 11th, 1956.

Nancy Junius Hicks
Notary Public

WARRANTY DEED

FROM

A. E. GIBBONS and wife,

TO

PAUL V. LANDERS and wife,

ROBERTA BINGHAM LANDERS

311

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Published by

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of APR 1956 at 3:16 P. M.
Recorded in Book No. 2046 Page 71
Recording Fee $ 2.00
JAMES P. WILSON, Register
By [illegible] D.R.

PLEASE PUT RETURN ADDRESS ON THIS OFFICE BOX

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

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