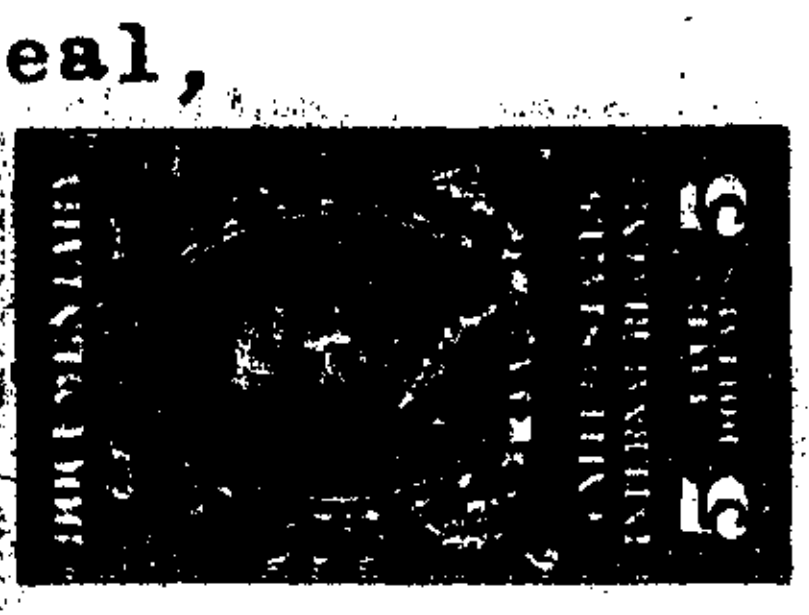
WARRANTY DEED

For and in consideration of the sum of FORTY-SIX HUNDRED AND NO/100 * * * * * * * *
* ($4,600.00) DOLLARS

Cash paid in hand by Allan Deal and wife, Evelyn M. Deal,
receipt of which is hereby acknowledged,

We, Howard L. Gibson and wife, Margaret M. Gibson have bargained and sold, and by these presents do transfer and convey unto the said Allan Deal and wife, Evelyn M. Deal 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. 27 on the Plan of Harpeth Acres, Section Seven, as of record in Book 2331, page 154, R.O.D.C., Tennessee

Said Lot fronts 250.2 feet on the southerly side of Burton Valley Road and extends back on the westerly line 181.4 feet, on the easterly line 155.0 feet to a broken deadline measuring 256.2 feet thereon.

Being part of the same property conveyed to Howard L. Gibson, and wife, by deed from Wilson N. West and wife, of record in Book 2591, page 632, R.O.D.C., Tennessee.

Ten foot public utility easement across the rear and westerly lot lines, 90 foot building set-back line and utility anchor easement on the southeasterly corner of lot and restrictions of record in Book 2633, page 487, and Book 2591, page 632, R.O.D.C., Tenn. are made a part hereof as fully as if copied herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allan Deal and wife, Evelyn M. Deal their heirs and assigns, forever.

And we do covenant with the said Allan Deal and wife, Evelyn M. Deal 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 1958 which are assumed by the buyer.

And we, Howard L. Gibson and wife, Margaret 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 Allan Deal and wife, Evelyn M. Deal heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of June, 1958

Howard L. Gibson
Margaret M. Gibson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eugene Jackson Jr., a Notary Public in and for said County and State, the within named Howard L. Gibson and wife, Margaret 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 office, this 24th day of June, 1958

Commission expires Nov. 7, 1959

Eugene Jackson Jr.
Notary Public