K 2804

WARRANTY DEED

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

Cash paid in hand by John L. Dillow and wife, Edna W. Dillow, 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* John L. Dillow and wife, Edna W. Dillow *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 20 on the Plan of Harpeth Acres, Section 7 as of record in Book 2331, page 154, R.O.D.C., Tenn.
Beginning at a point in the southeasterly margin of Benton Smith Road, said point being the common front corner of Lots Nos. 19 and 20 on said plan; thence in a southeasterly direction with the line between said lots Nos. 19 and 20, 267.5 feet to a point, the common rear corner of said lots nos. 19 and 20; thence South 2 deg. 31' west 132 feet to a point; thence South 74 deg. 17' West 110 feet to a point, the common rear corner of Lots Nos. 20 and 21 on said plan; thence in a northwesterly direction along the line between said Lots Nos. 20 and 21, 314.8 feet to a point in the southeasterly margin of Benton Smith Road, the common front corner of said lots Nos. 20 and 21; thence in a northeasterly direction along the southeasterly margin of Benton Smith Road, and with the curve thereof, 112 feet to the point of beginning.
Being part of the property conveyed to Howard L. Gibson and wife, by deed from Wilson N. West and wife, of record in Book 2591, page 632, RODC, Tenn
Restrictive covenants of record in Book 2633, page 437 and Book 2591 Page 632, RODC, Tenn, set back lines and public utility easements 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 John L. Dillow and wife, Edna W. Dillow *their heirs and assigns, forever.*

And we *do covenant with the said* John L. Dillow and wife, Edna W. Dillow *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.*

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* John L. Dillow and wife, Edna W. Dillow *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 11th *day of* September, *19* 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Howard L. Gibson

Margaret M. Gibson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eugene Jackson, Jr. *a Notary Public in and for said County and State,* Howard L. Gibson and wife, Margaret M. Gibson

the within named 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* 11th *day of* Sept, *19* 58.

Eugene Jackson, Jr. *Notary Public*

My Commission Expires Nov. 7, 1959

PG 379