BK 3072

DODSON BATSON, ATTORNEY

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five Thousand Five Hundred and No/100 - - - - - - - - - - - -($5,500.00) - - - - - - - - - - - - DOLLARS paid in cash, the receipt of which is hereby acknowledged, we, Arthur T. Gibbs, Jr. and wife, Dorothy Davis Gibbs,

_____ have bargained and sold, and by these presents do transfer and convey unto the said L. H. Gregory and wife, Mildred M. Gregory,

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

Being a part of Lot No. 3 T. J. Watkins Plan as of record in Book 371, page 348, Register's Office for Davidson County, Tennessee and described according to a survey made by Solon E. Davis, Engineer, on November 15, 1952 as follows:

Said Tract is designated as Tract "3" in said Solon E. Davis, survey and begins at an iron pin in the easterly margin of Dickerson Pike, the point of beginning being a common corner with a Tract conveyed by M. M. Cunniff, et ux, to George Henry Hutton, Jr., et ux, of record in Book 2343, page 76, said Register's Office; thence south 77 degrees 08' 30" east 400 feet to an iron pin then south 24 degrees 21' 30" west 130 feet to an iron pin; thence north 77 degrees 08' 30" west 400 feet to an iron pin on the easterly margin of Dickerson Pike; thence with the easterly margin of Dickerson Pike north 24 degrees 2' 30" west 130 feet to the point of beginning.

Being the same property conveyed to Arthur T. Gibbs, Jr. and wife, Dorothy Davis Gibbs by deed from M. M. Cunniff, and wife, of record in Book 2882, page 144, Register's Office for Davidson County, Tennessee.

Purchasers assume 1960 Taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. H. Gregory and wife, Mildred M. Gregory, their heirs and assigns, forever.

And we do covenant with the said L. H. Gregory and wife, Mildred M. Gregory, 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, Arthur T. Gibbs, Jr. and wife, Dorothy Davis Gibbs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. H. Gregory and wife, Mildred M. Gregory, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of May, 1960.

Arthur T. Gibbs

Dorothy Davis Gibbs

PG 601