BK 3256

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ 7,486.42 of an original note dated April 29, 1955, in the amount of $8,850.00; which note is secured by a Deed of Trust executed by Hilary Edward Lawrence and wife, to Miller Limbrough, Trustee, of record in book 2410, page 81, Register's Office for Davidson County, Tennessee.

We, Woodrow Gibbs and wife, Josephine Gibbs,

have bargained and sold, and by these presents do transfer and convey unto the said Clyde Webster, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the northerly 57½ feet of the southerly 65 feet of lots Nos. 12, 13 and 14 of Block "B" on the plan of the Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in book 843, page 25, Register's Office for said County.

Said part of lots Nos. 12, 13 and 14 fronts 57½ feet on the westerly side of Cherrin Avenue, as widened and runs back between parallel lines 155 feet, more or less, to the easterly line of Lot No. 11.

Being the same real property conveyed to Woodrow Gibbs and wife, Josephine Gibbs, by deed from Hilary Edward Lawrence and wife, dated July 7, 1961, filed July 10, 1961, and recorded in book 3251, page 491, 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 Clyde Webster, his *heirs and assigns, forever.*

And we *do covenant with the said* Clyde Webster *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 as above set out.

And we, Woodrow Gibbs and wife, Josephine 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* Clyde Webster, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 25th *day of* July, 19 61, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Woodrow Gibbs

Josephine Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Woodrow Gibbs and Josephine Gibbs, *the within named 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* 25th *day of* July, 19 61.

Hugh J. Bradley, *Notary Public*

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Commission expires April 23, 1963.

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