BK 3309

For and in consideration of the sum of TEN AND NO/100 *DOLLARS* ($10.00) cash in hand paid by EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, JOHN B. GIBBS AND WIFE, BETTY L. GIBBS

have bargained and sold, and by these presents do transfer and convey unto the said EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT

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

Being Lot No. 28 on the Revised Plan of Lots No. 25 to 28 on the Plan of Mansker Heights, of record in Book 2854, page 138, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Dorr Drive at the corner of Lots No. 27 and 28; thence with the line between said lots, northeasterly 305.21 feet to a point; thence northwesterly 155.6 feet to the line of Lot No. 34; thence with the line between Lots No. 28 and 34, southwesterly 54.8 feet to a corner of Lot No. 29; thence with the line between Lots No. 28 and 29, southwesterly 334.3 feet to the northeasterly margin of Dorr Drive; thence with the margin of the same, southeasterly 92 feet to the point of beginning.

Being substantially the same property conveyed to John B. Gibbs by deed from Swift-Harrison-Harris Developers, Incorporated, a Tennessee Corporation, of record in Book 3799, page 91, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3095, page 111; and conditions on the plan of record in Book 2854, page 138, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT their *heirs and assigns, forever.*

And we *do covenant with the said* EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT *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 taxes for the year 1961 which have been prorated and are hereby assumed by the grantee.

And we, JOHN B. GIBBS AND WIFE, BETTY L. 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* EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *day of* October, *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.*

John B. Gibbs

Betty L. Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* JOHN B. GIBBS AND WIFE, BETTY L. 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* 12th *day of* October, *19* 61.

Anne Abernathy *Notary Public*

Commission expires 11-12-1961

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 cents

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of Nov A.D. 1961 at 3:10 o'clock P.M.
Noted in Book 4078 Page 251
Recorded in Book 4078 Page 251
Recording Fee $2.00
JAMES P. WILSON, By: [illegible] Dpt. Reg.

13

67300

WARRANTY DEED

JOHN B. GIBBS AND WIFE, BETTY L. GIBBS
FROM

TO

EDMOND N. KNIGHT AND WIFE, KATHERINE KNIGHT

BK 3309 PG 320