BK 3769

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D24435
SEND TAX NOTICES TO: Mr. Walter C. Gibson, et ux
ADDRESS: 3611 Hampton Avenue, Nashville, Tennessee 37215

For and in Consideration of the sum of ---Ten and no/100 ($10.00)---- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of a note in the original sum of $23,500.00 with a principal balance owing in the amount of $23,314.07, executed April 12, 1963, by EDWIN HAMMOND POTTS and wife, GENIE H. POTTS, payable in monthly installments of $147.85 each to Fidelity Federal Savings and Loan Association, with interest at 4 3/4% per annum, said note being secured by deed of trust of record in Book 3562, page 845, Register's Office for Davidson County Tennessee, we, EDWIN HAMMOND POTTS and wife, GENIE H. POTTS,

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES RAGAN GIBSON and husband, WALTER C. GIBSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Henry Sperry's Subdivision, of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the southerly side of Hampton Avenue and runs back between parallel lines 315 feet to a dead line.

Being the same property conveyed to Edwin Hammond Potts and wife, Genie H. Potts, by deed from A. E. Batts and wife, Helen M. Batts, of record in Book 3533, page 511, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
3611 (No.) Hampton Avenue (Street) Nashville, Tennessee (City) 37215 (Zone) (Block)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances Ragan Gibson and husband, Walter C. Gibson, their heirs and assigns, forever.

And we do covenant with the said Frances Ragan Gibson and husband, Walter C. Gibson 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 provided above and for 1964 property taxes which have been prorated and are hereby assumed by the Grantees.

And we, Edwin Hammond Potts and wife, Genie H. Potts, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frances Ragan Gibson and husband, Walter C. Gibson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of June, 1964

Edwin Hammond Potts

Genie H. Potts

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