TTC 175520

WARRANTY DEED

BOOK 3838 PAGE 422
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 33 PAR 51 ew	Mr.& Mrs. Joseph Birdwell 225 Cima Drive Goodlettsville, Tennessee	Fidelity Federal S&L Association Nashville, Tennessee
FIELD BOOK NUMBER(S) 10D-27055	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Old Dickerson Rd.,	LOAN OR ACCOUNT NO. 1-10-15388 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 21, 1963, in the original principal sum of $17,500.00, payable to Fidelity Federal Savings & Loan Association in monthly installments, including principal and interest at 5% per annum, and a 1% service fee, said note being secured by a deed of trust executed by John B. Gibbs and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 3627, page 491,

BETTY L. GIBBS, being the same person as Betty Louise Gibbs, joined by her husband, JOHN B. GIBBS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH BIRDWELL and wife, KATHERINE J. BIRDWELL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner, Surveyor, June 2, 1950, as follows:

Beginning at a point in the center of the Old Dickerson Road, at the northeast corner of a tract of land conveyed to L. W. Smith and wife, by deed from J. W. Ragan and wife, as of record in Book 1372, page 332, Register's Office; thence with the center of said Old Dickerson Road, North 22° east 499.8 feet to the intersection of the centerline of said Old Dickerson Road, and the southerly margin of Watkins Lane; thence with the southerly margin of said Watkins Lane, north 82°30' west 1,100 feet to a point in the eastern boundary line of the property conveyed to S. J. Watkins; thence with Watkins' line, south 1-½° east 512 feet to a stake in the northwest corner of said Smith property; thence with the northerly boundary line of said Smith property, north 84°15' east 890.5 feet to the beginning, containing 11.17 acres, more or less.

Being the same property conveyed to Betty L. (Louise)Gibbs, by two deeds; one from R. K. Smith and wife, as of record in Book 3098, page 374, and one from John B. Gibbs, as of record in Book 3345, page 31.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of December, 19 64

John B. Gibbs

Betty L. Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Betty L. Gibbs and husband, John B. Gibbs

the 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, the 2nd. day of December, 1964.

Reau E. Folk Jr.
Notary Public

My Commission expires: July 26, 1966

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: cf

FROM

BETTY L. GIBBS and husband,

TO

JOSEPH BIRDWELL and wife,

60836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 4 10 20 AM '64
NOTED 112 PAGE 522
RECORDING FEE $ 2.00
DEP. REG. X

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged STATE TAX $ 32.50 to be the _____ and _____, respectively, of PROBATE 50, a corporation, the bargainor, and that _____, as such TOTAL and $ 38.00, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such

DEC 4 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

PAID DEC 4 1964

My commission expires: _____
Notary Public