This instrument prepared by: Theodore H. Pailet, 833 Ridley Blvd., Nashville, Tennessee

# WARRANTY DEED

BOOK 4042 PAGE 891

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benjamin Paul Gibbons, et ux | Guaranty Mortgage Company | 5D 15868 |
| (NAME:) Luna Drive | (NAME:) 316 Union Street | Map 148-7 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | Par. 15 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | MS |

*For and in Consideration of the sum of* Ten and no/100 ($10.00 ) ---------- *DOLLARS*

Cash in hand paid by Benjamin Paul Gibbons and wife, Carolyn S. Gibbons, the receipt of which is hereby acknowledged,

BANNER CONSTRUCTION COMPANY,

a Tennessee Corporation with its principal office and place of business at

Nashville, Tennessee

has/es *bargained and sold, and by these presents do transfer and convey unto the said* Benjamin Paul Gibbons and wife, Carolyn S. Gibbons *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. 619 on the Plan of Cherokee Hills Subdivision, Section 6, as of record in Book 3842, page 15, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the southerly margin of Luna Drive, said concrete monument being the common front corners of Lots Nos. 619 and 620; thence with the common line between Lots Nos. 619 and 620 in a southerly direction a distance of 103.8 feet to a concrete monument; thence in a southeasterly direction a distance of 128.3 feet to a concrete monument in the westerly margin of an unnamed street; thence in a northerly direction along the westerly margin of said unnamed street, which is a curve having a length of 120.0 feet to a concrete monument; thence continuing in a northerly direction a distance of 8.5 feet to a concrete monument which is the beginning of a curve; thence in a northwesterly direction around said curve a distance of 37.0 feet to a concrete monument in the southerly margin of Luna Drive; thence in a westerly direction along the southerly margin of Luna Drive which is a curve having a length 93.6 feet to the point of beginning.

Being part of the same property conveyed to Banner ConstructionCompany, a Tennessee Corporation, by deed fromRobert E. Rader and wife, Maebell P. Rader,of record in Book 3404, page 519, and by deed from C.T. Neal and wife, Nannie L. Neal of record in Book 3619, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all reastrictive covenants, easements and set back lines that are applicable to the above described property.

4015 MT 205

This is unimproved (X) improved ( ) property, known as Luna Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Benjamin Paul Gibbons and wife, Carolyn S. Gibbons *their heirs and assigns, forever.*

*And* it does *covenant with the said* Benjamin Paul Gibbons and wife, Carolyn S. Gibbons *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* BANNER CONSTRUCTION COMPANY *do further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Benjamin Paul Gibbons and wife, Carolyn S. Gibbons, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 28th *day of* July, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BANNER CONSTRUCTION COMPANY

By: Theodore H. Pailet
Theodore H. Pailet, President

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

*.....*

*.....*

*the bargainor....., 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....., Tennessee, this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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*STATE OF.....*
*COUNTY OF.....*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

*.....*

*.....*

*the bargainor....., 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..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Rachael H. McMeen *, a Notary Public of the State and County aforesaid, personally appeared* Theodore H. Pailet *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* BANNER CONSTRUCTION COMPANY *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

*Witness my hand and seal, at office in* Nashville, Tennessee
*this* 28th *day of* July *, 19* 66.

Rachael H. McMeen *Notary Public*

*Commission Expires* April 25, 1970.

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WARRANTY DEED

FROM

Banner Construction Company

TO

Benjamin Paul Gibbons and wife,

Carolyn S. Gibbons

GUARANTY MORTGAGE CO. OF NASHVILLE

14,350.00

Compliments of

nty Title Company

A Division of

ity Title Insurance Company

merican Trust Building

W. Cor. Third & Union

SHVILLE, TENNESSEE

38220

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 3 11 27 AM '66

TED: BOOK 114 PAGE 594

CORDING FEE $ 2.00

DEP. REG.

BOOK 4042 PAGE 893

STATE TAX $ 2.03

PROBATE 50

TOTAL $ 2.03

AUG 1 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 1 - 1966

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