This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4277 PAGE 194

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM T. GIPSON et ux	First and Mid-South Mortgage Company	
(NAME)	(NAME)	Map 105-16
510 Waycross Drive	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 27
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by William T. Gipson and wife, Carolyn R. Gipson and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM H. DOSTER and wife, BERTIE J. DOSTER

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM T. GIPSON and wife, CAROLYN R. GIPSON, their

certain real estate in Davidson County, Tennessee, as follows: ~~successors~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being lot No. 15, Section 2, Russwurm Heights, as of record in book 2083, page 101, Register's Office for said County.

Said lot No. 15 is more particularly described as follows:

Beginning at a point in the westerly margin of Waycross Drive, the same being a common corner of lots 14 and 15 in said Subdivision; thence westerly with the dividing line between lots 14 and 15, 166.6 feet to a monument; thence southwardly with the rear line of lots 13 and 14, 157 feet to a monument; thence north 56°47' west 215.1 feet to a monument in the easterly margin of the Tennessee Central Railway right-of-way; thence north 49°57' west with the easterly margin of said right-of-way 284.4 feet to a point, the corner of lots 15 and 16; thence eastwardly with the dividing line between lots 15 and 16, 258.2 feet to the westerly margin of said Waycross Drive; thence with the same southwardly 75 feet to the beginning.

Being the same property conveyed to William H. Doster and wife, Bertie J. Doster by deed from Dodson Batson and wife, of record in book 2635, page 6, Register's Office for said County.

(continued on page two)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 11th day of October 19 68

Affiant William T. Gipson

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P. Holland

This is unimproved ( ) improved ( ) property, known as 510 Waycross Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William T. Gipson and wife, Carolyn R. Gipson, their ~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William T. Gipson and wife, Carolyn R. Gipson, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 11th *day of* October, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Doster
WILLIAM H. DOSTER

Bertie J. Doster
BERTIE J. DOSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* William H. Doster and wife, Bertie J. Doster

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* 11th *day of* October, *19* 68

Notary Public

Commission expires 5-3-70

OCT 11 68 CONV 15,000.00
OCT 11 68 S'TAX B* 39.00
OCT 11 68 PA'FEE B* .50
OCT 11 68 W'DEED B* 3.00 * 42.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....Notary Public

Commission expires.....

(continued from page one)
CONVEYANCE of this property is made subject to easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in book 4260, page 622, Register's Office for Davidson County, Tennessee, and easement for transmission line as of record in book 1174, page 124, Register's Office for Davidson County, Tennessee, across northwesterly sides of lot 15 as shown on plan of record in book 2083 page 101, Register's Office for Davidson County, Tennessee and graveyard containing one acre as set out in Will of Felix R. Rains, deceased of record in Will Book 27, page 451, County Court for Davidson County, Tennesse, and located as shown on plan of record in book 2083, page 101, Register's Office for Davidson County, Tennessee and ten-foot easement for public utilities, easement for TVA transmission line, 30-foot minimum building setback line from Waycross Drive and conditions of owners certificate as shown on plan of record in book 2083, page 101, Register's Office for Davidson County, Tennessee and restrictions of record in book 2294, page 486, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM
WILLIAM H. DOSTER et ux

TO
WILLIAM T. GIPSON et ux

A 16594

IDENTIF. REFERENCE

OCT 11 12 46 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Warfield, Entrekin & Jones
19th Floor
3rd National Bank Bldg.
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