This Instrument prepared by W.Rufus Pardue,Atty,224½-4 Ave.N,Nashville, Tennessee, 37219

Mail
New owner & Tax Bills:
Theophilus Gipson,Sr.and wife, Gwendolyn LaJune Gipson
3843 Hydes Ferry Pk.
Nash. Tenn.
(Parcel No. 13D-8020)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND ($1,000.))) DOLLARS, Cash in hand paid, the receipt of which is hereby acknowledged, (which includes Fee of $50.00 for Guaranty Title Co,No.208 345; Attorney's fee of $50.00 and in addition pro rata reasonable fee to Surveyor; and pro rata part of Taxes for the year 1970), and also Certain Easements to Water and Sewer connections, etc., I ANDREW C. TUCKER, an unmarried man,of lawful age, this day have bargained and sold, and by these presents do transfer and convey unto the said THEOPHILUS GIPSON,Sr.and wife, GWENDOLYN La JUNE GIPSON, their heirs and assigns, a certain tract or parcel of land in the 13th Civil District of Davidson County,Tennessee,described as follows, to-wit:

"Land in the 13th Civil District of Davidson County,Tenn.,and part of the Andrew C. Tucker property, as shown on the survey by John M. Sullivan, Civil Engineer, dated August 4,1970,and described as follows:

Beginning at a concrete monument at the northwesterly corner of Lot No. 3 on the Plan of Hydes Ferry Park, Section 1,of record in 2330,page 110, Register's Office for Davidson County, Tennessee; thence with the northwesterly line of Lots Nos. 3, 2, and 1 on said plan N. 41 degrees 30' E. 342.79 feet to a point, the most northerly corner of said lot No.1 ; thence with the westerly boundary of property conveyed to Maggie Cowan, et al, of record in book 1849,page 358,said Register's Office, N. 46 degrees 15' W. 124.5 feet to a point; thence with the boundary of property retained by Andrew C.Tucker southwesterly 258,22 feet to a point on the northwesterly margin of a cul de sac (Turn-Around); thence southerly with the northeasterly margin of said cul de sac (Turn-Around) and a curve to the right, having a radius of 50 feet, a distance of 58.5 feet to a point; thence continuing with the same southerly and a curve to the left, having a radius of 41.31 feet, a distance of 46.61 feet to a point; thence continuing with the same southerly and a curve to the left, having a radius of 183.07 feet, a distance of 37.63 feet to a point; thence continuing with the same southeasterly, 2.55 feet to the point of beginning.

Being part of the same property conveyed to Andrew C.Tucker, an unmarried man,by deed from J.Earl Harrison and wife, Gladys V. Harrison, of record in book 2856,page 465,Register's Office for said County. " (Guaranty Title Co.No.208 345).

INGRESS and EGRESS being from said Turn-Around into a lane or street, 50 feet wide,more or less,a distance of 200 feet,more or less,to Emerald Drive, a permanent road,shown on the Plan of Hydes Ferry Park, Section 1, recorded in book 2330,page 110, Register's Office Davidson County, Tennessee,to which reference is made.

IT IS CONTEMPLATED THAT THIS RE-SUBDIVISION OF THE ANDREW C. TUCKER PROPERTY WILL IMMEDIATELY BE FILED FOR RECORD AND WILL BE IN BOOK_____, PAGE _____, R.O.D.C.Tenn.,PRESENTLY IT IS KNOWN AS SUBDIVISION No.69, page 111 - G.

IT IS UNDERSTOOD AND AGREED, by and between said Grantor and the said Grantees, that this conveyance is SUBJECT to EASEMENTS which were granted Metropolitan Government of Nashville and Davidson County,for the purposes of establishing and maintaining sanitary sewers and/ or storm drainage structuresm as shown by the instrument of record in book 3966,page 103; and bookm 4083,page 759, Register's Office for Davidson County,Tennessee; and also for the right of way of an existing lane across the northerly portion of the subject property; and said Andrew C. Tucker retains for himself, his heirs and assigns,in so far as applicable,mutual rights with respect to any and all of the above easements and/ or other necessary and proper additional easements,with reference to the remaining premises, including water connections,etc.

10' Easement Southerly part for Public utilities.

The premises herein conveyed is un-improved, having no semblance of buildings or improvements thereon.

TO HAVE AND TO HOLD the said tract or parcel of land,with the appurtenances, estate, title and interest thereto belonging to the said THEOPHILUS GIBSON, Sr.,and wife, GWENDOLYN LA JUNE GIPSON, their heirs and assigns, forever.

And I do covenant with the said Theophilus Gibson, Sr.and wife, Gwendolyn La June Gipson,that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is un-encumbered.

And I, the said Andrew C.Tucker, unmarried as aforesaid, do further covenant and bind myself, my heirs and representatives,to warrant and forever defend the title to the said land to the said Theophilus Gipson, Sr,and wife,their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of September, 1970.

Andrew C Tucker

STATE OF TENNESSEE,
COUNTY OF DAVIDSON,

BOOK 4448 PAGE 192

Personally appeared before me, W. Rufus Pardue, a Notary Public in and for said County and State the within named ANDREW C. TUCKER, unmarried, the bargainor, with whom I am personally acquainted, abd who acknowledged that he executed the within DEED instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 9th day of September, 1970.

W. Rufus Pardue,

My commission expires February 3, 1974. NOTARY PUBLIC.

W. RUFUS PARDUE NOTARY PUBLIC DAVIDSON CO. TENN.

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A 9 1 2 6 8

IDENTIF. REFERENCE

SEP 28 12 22 PM '70

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 1000. Affiant Thaggkilus Gipson
Subscribed and sworn to before me this 28th day of Sept 1970
Deputy Register L Runnels

SEP 28	CONV	*1,000.00				
SEP 28	S'TAX		A*	2.60		
SEP 28	PR'FEE		A*	.50		
SEP 28	W'DEED		A*	4.50	*	7.60