TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mrs. Josie Timmons, (NAME)	Guaranty Mortgage Company, (NAME)	10M 4635
1020 Villa Street, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	Map 105-1-130
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	BOOK 4452 PAGE 725

This instrument prepared by J. B. Gibbs, 1310 Genelle Dr., Goodlettsville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by JOSIE TIMMONS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, J. B. GIBBS CONSTRUCTION COMPANY, a Tennessee Corporation with its principal office and place of business in Goodlettsville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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 part of Lot No. 115 on the Map of the Subdivision of Lot No. 8 of the Boyd Ament Tract, as of record in Book 21, page 83, and a triangular tract adjacent to same, Register's Office for said County, described as follows: BEGINNING at a point in the east margin of Villa Street at the northwest corner of Lot 114 of the Boyd Ament Plan; thence with the line of said lot easterly 140.9 feet to the west margin of an alley; thence with the margin of same, northerly 51.5 feet to a point; thence westerly 140 9 feet to the east margin of Villa Street; thence with the margin of the same, southerly 50.7 feet to the beginning.
Being the same property conveyed to J. B. Gibbs Construction Company by deed from The Nashville Housing Authority, of record in Book 4400, page 838, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved ( ) property, known as 1020 Villa Street, Nashville, Tenn.
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. 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 caused this instrument to be executed by its duly authorized officers on this the 14th day of October, 1970.

J. B. GIBBS CONSTRUCTION COMPANY

Attest: ______

By: John B. Gibbs, Pres. (signature)
John B. Gibbs, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, Frances T. Sperry, a Notary Public within and for the State and County aforesaid, personally appeared John B. Gibbs and XXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and XXXXXXXXXXXXXXXXXXXX respectively of the J. B. Gibbs Construction Company the within named bargainor, a corporation, and that (he) (they) as such President and XXXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John B. Gibbs as such President XXXXXXXXXXXX and attesting the same by the said XXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of October, 1970

My commission expires February 14, 1973

Frances T. Sperry (signature)
Notary Public.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILL

Corporate Warranty Deed

FROM

J. B. GIBBS CONSTRUCTION COMPANY

To

JOSIE TIMMONS

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,950.00 which is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of October, 1970.

Frances T. Sperry (signature)
Frances T. Sperry Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE

PUT COUNTY COURT CLERK'S STAMP HERE:

11.50 18 - [illegible]

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1095

BOOK 4452 PAGE 726

A 93306

IDENTIF. REFERENCE

Oct 16 9 30 AM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OCT 16	CONV	11,950.00				
OCT 16	S'TAX		A*	30.94		
OCT 16			A*	.50		
OCT 16	PR'FEE		A*	3.00	*	34.44
OCT 16	W'DEED					