WARRANTY DEED

BOOK 4568 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis R. Roberts, etux (NAME)	Guaranty Mortgage Company (NAME)	M/C 25-11
107 Cima Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Pt. 53
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of the sum of

----------Ten & No/100 ($10.00)---------- *Dollars,*

the assumption of the balance due on a note more particularly described in a deed of trust executed by Lawrence E. Gibson and wife, Mary E. Gibson to Herschel Greer, Trustee, dated February 13, 1969 of record in Book 4311, page 86 of the Register's Office of Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I

Lawrence E. Gibson and wife, Peggy Jane Gibson

have this day bargained and sold, and do hereby transfer and convey unto the said Louis R. Roberts and wife, Patricia M. Roberts, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Clark Place, Section 4, as of record in Book 2331, page 74, Register's Office for said County.
Said lot fronts 93.7 feet on the southerly side of Cima Drive and extends back 254 feet on the easterly line and 196.5 feet on the westerly line to a dead line and measures 180 feet thereon.
Being the same property conveyed to John W. Kelley, Trustee, by deed from Lawrence E. Gibson and wife, Mary E. Gibson, for the express purpose of reconveyance to Lawrence E. Gibson. Said deed and reconveyance to Lawrence E. Gibson is of record in Book 4558, page 35, Register's Office for said County.

Subject to 10-foot easement for public utility purposes along rear line of premises, anchor easement in northeast corner, 70 foot building setback line from Cima Drive and conditions of owners certificate on plan of record in Book 2331, page 74, R.O.D.C., Tennessee; restrictive covenants contained in an instrument of record in Book 2452, page 43, R.O.D.C., Tennessee and 1972 property taxes prorated and assumed by purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,250.00

Subscribed and sworn to before me, this the 10th day of Jan. 1972

Affiant

My commission expires: November 20, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 107 Cima Drive, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Louis R. Roberts and wife, Patricia M. Roberts, 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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Louis R. Roberts and wife, Patricia M. Roberts, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10th *day of* January, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Lawrence E. Gibson
LAWRENCE E. GIBSON

x Peggy Jane Gibson
PEGGY JANE GIBSON

This Instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

BOOK 4568 PAGE 958

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxwell G. Hopkins Jr. *a Notary Public in and for said County and State,* Lawrence E. Gibson + wife Peggy Jane Gibson *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 10th *day of* Jan. *19*72

Maxwell G. Hopkins Jr. *Notary Public*

Commission expires November 20, 1972

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 .....

JAN 14 72 CONV 22,250.00
JAN 14 72 S'TAX A* 57.72
JAN 14 72 PR'FEE A* .50
JAN 14 72 W'DEED A* 4.00 * 62.22

WARRANTY DEED

FROM

LAWRENCE E. GIBSON, etux

TO

LOUIS R. ROBERTS, etux

B 4 4 9 2 2

T

IDENTIF. REFERENCE

JAN 14 10 18 AM '72

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