BOOK 4698 PAGE 420 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Gerald C. Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1973

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald C. Gibbs, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	LW 07248
107 Lynn Lee Drive (STREET ADDRESS OR ROUTE NUMBER)	Main Floor, L & C Tower (STREET ADDRESS)	Map 63-4
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 81

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarence E. Peffer and wife, Willa M. Peffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald C. Gibbs and wife, Connie W. Gibbs

HEREINAFTER CALLED THE 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 Lot No. 22 on the Plan of Polly Acres, as of record in Book 3700, page 57, as re-recorded in Book 3700, page 90, Register's Office for said County.

SAID Lot No. 22 fronts 100 feet on the east side of Lynn Lee Drive and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Clarence E. Peffer and wife, Willa M. Peffer, by deed from John T. King and wife, Evelyn M. King, of record in Book 4535, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4195, page 965, and Book 3700, page 90, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein in the original principal amount of $25,000.00, of record in Book 4535, page 229, Register's Office for Davidson County, Tennessee.

The escrow held by Home Federal Savings & Loan Association is hereby transferred to the Grantees.

This is improved (XX) unimproved ( ) property, known as 107 Lynn Lee Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of April, 19 73

Clarence E. Peffer
Clarence E. Peffer

Willa M. Peffer
Willa M. Peffer

BOOK 4698 PAGE 421

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Peffer and wife, Willa M. Peffer

the 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 12th day of April 1973.

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

file in box # 4

WARRANTY DEED

FROM
CLARENCE E. PEFFER, ET UX

TO
GERALD C. GIBBS, ET UX

C 0 2 4 8 6

IDENTIF. REFERENCE

APR 13 3 40 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 13 73	CONV	28,500.00				
APR 13 73	S'TAX		A*	74.10		
APR 13 73	PR'FEE		A*	.50		
APR 13 73	W'DEED		A*	4.00	*	78.60