Send Tax Bills to:
Mr. & Mrs. Stanley Gipson
113 LaVista Dr.
Hendersonville, Tenn. 37075

Address of New Owner:
Mr. & Mrs. Stanley Gipson
113 LaVista Dr.,
Hendersonville, Tenn. 37075

34-9
1 pw

WARRANTY BOOK 4788 PAGE 308 DEED

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND, EIGHT HUNDRED SIXTY-SIX and 41/100 ($16,866.41) DOLLARS paid and to be paid as hereinafter set forth, WE, CHARLES ANKENBAUER AND WIFE, BETTY ANKENBAUER, have this day bargained and sold and be these presents do hereby transfer and convey unto STANLEY GIPSON AND WIFE, VIRGINIA GIPSON, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 159 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47 to 52, inclusive, Register's Office for said County.

Said Lot No. 159 fronts 76 feet on the southwesterly side of Monica Avenue and extends back 177.7 feet on the southeasterly line, 155.2 feet on the northwesterly line to a dead line on which it measurers 138 feet thereon.

Being the same property conveyed to Charles Ankenbauer and wife, Betty Ankenbauer by a Deed from Bobby Ray Ankenbauer and wife, Evelyn L. Ankenbauer, dated August 1, 1969 and of record in Deed Book 4354, Page 612 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said STANLEY GIPSON AND WIFE, VIRGINIA GIPSON, their heirs and assigns, in fee simple, forever.

We covenant with the said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have a good and lawful right to convey same, and that the same is unencumbered, EXCEPT that this conveyance is made subject to the restrictions in Book 3370, page 121, and amended in Book 3398, page 438, said Register's Office and to the easements and limitations shown on the map of record in Book 3300, pages 47 to 52, inclusive said Register's Office; 1973 real estate taxes and the Deed of

F. DULIN KELLY
ATTORNEY AT LAW
HENDERSONVILLE
TENN. 37075

This Instrument Was Prepared By
F. DULIN KELLY
ATTORNEY AT LAW
Hendersonville, Tennessee

Trust hereinafter referred to.

We further covenant with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said STANLEY GIPSON AND WIFE, VIRGINIA GIPSON, their heirs and assigns, against the lawful cliams of all persons whomsoever.

Of said consideration of SIXTEEN THOUSAND, EIGHT HUNDRED SIXTY-SIX and 41/100 ($16,866.41) DOLLARS, above mentioned the GRANTEES have this day paid and delivered to the GRANTORS, the sum of FIVE THOUSAND ($5,000.00) DOLLARS, in cash, the receipt of which is hereby acknowledged and for further consideration, the GRANTEES hereby assume and agree to pay the balance owing on a certain note made by CHARLES ANKENBAUER AND WIFE, BETTY ANKENBAUER to MURPHREE MORTGAGE COMPANY, of Nashville, Tennessee, which note is secured by a Deed of Trust of record in Mortgage Book _____, Page _____, in the Register's Office of Davidson County, Tennessee. There remains a balance due at present on said note in the amount of ELEVEN THOUSAND, EIGHT HUNDRED SIXTY-SIX and 41/100 ($11,866.41) DOLLARS, which the GRANTEES herein assume and agree to pay according to the terms set out in said note mentioned above.

WITNESS our hands this 6th day of February, 1974.

Charles Ankenbauer
CHARLES ANKENBAUER

Betty Ankenbauer
BETTY ANKENBAUER

FEB 11 1974
FELIX E. DAVIDSON
REGISTER
DAVIDSON COUNTY, TENN.
10 08 AM '74
CONFID. REFERENCE
C 4 1 9 7 2

F. DULIN KELLY
ATTORNEY AT LAW
HENDERSONVILLE
TENN. 37075

STATE OF TENNESSEE

BOOK 4788 PAGE 310

COUNTY OF SUMNER

Personally appeared before me, F. Dulin Kelly a Notary Public at Large in and for said County and State, the within named CHARLES ANKENBAUER AND WIFE, BETTY ANKENBAUER, teh bargainors, 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 Hendersonville, Tennessee, this the 6th day of February, 1974.

F. DULIN KELLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F. Dulin Kelly
NOTARY PUBLIC AT LARGE

My Commission Expires: 8/26/75

FEB 14 72 CONV 16,866.41
FEB 14 72 S TAX A* 43.94
FEB 14 72 PR FEE A* .50
FEB 14 72 W DEED A* 6.00 * 50.44

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

We hereby make oath or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is Sixteen Thousand, Eight Hundred Sixty-six and 41/100 ($16,866.41) Dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

F. DULIN KELLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Stanley Gipson
STANLEY GIPSON

Virginia Gipson
VIRGINIA GIPSON

Sworn to and subscribed before me this 6th day of February, 1974

F. Dulin Kelly
NOTARY PUBLIC AT LARGE

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory [illegible]

My Commission Expires: 8/26/75

F. DULIN KELLY
ATTORNEY AT LAW
HENDERSONVILLE
TENN. 37075