This instrument prepared by:
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4801 PAGE 596

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas K. Gibson et ux	Guaranty Mortgage Company	6DA-32798
(NAME)	(NAME)	
2915 Dobbs Avenue	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37238	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand, Two Hundred Twenty-one and 44/100 ----------($17,221.44)---------- *Dollars,* of which 12,500.00 has been paid in cash by Thomas K. Gibson and wife, Dorothy T. Gibson, the receipt of which is hereby acknowledged, and for the remainder the said Thomas K. Gibson and wife, Dorothy T. Gibson have assumed and agree to pay the unpaid balance of $4,721.44, of an indebtedness in the original amount of $10,000.00 secured by a deed of trust of record in Book 2622, page 207, Register's Office for Davidson County, Tennessee, and assigned to The Mutual Benefit Life Insurance Company by an instrument of record in Book 2625, page 387, Register's Office for Davidson County, Tennessee.

We, Thomas Joseph Mitchell and Betty Mitchell

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas K. Gibson and wife, Dorothy T. Gibson

their

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

Land in Davidson County, Tennessee, being Lot No. 16 of Block "D" on the Plan of Woodbine Courts, as of record in Book 1130, page 29, Register's Office for said County, described as follows:
Beginning on the westerly margin of Dobbs Avenue, at the corner of Lots Nos. 15 and 16; thence with the line between said two lots, westwardly 150 feet; thence northwardly 109 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, eastwardly 101.2 feet to the beginning of a curve; thence around said curve, southeastwardly 77.3 feet to the westerly margin of Dobbs Avenue; thence with said Avneue, southwardly 60.2 feet to the beginning.
Being the same property conveyed to Thomas Joseph Mitchell, by deed from Raymond Mitchell, Sr., and wife, Betty Mitchell, of record in Book 4038, page 664, Register'e Office for Davidson County, Tennessee, the said Betty Mitchell having retained a life estate in said property.

Subject to ten-foot easement for public utility purposes along rear line of premises, and building setback line from Tanksley and Dobbs Avenue, as shown on plan of record in Book 1130, page 39; and also restrictions of record in book 1163, page 441, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,221.44

Affiant

Subscribed and sworn to before me, this the 28th day of March, 19 74

My commission expires 3/13/76 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2915 Dobbs Avenue (House Number) (Street) Nashville, Tennessee 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 Thomas K. Gibson and wife, Dorothy T. Gibson

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 above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas K. Gibson and wife, Dorothy T. Gibson

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 28th day of March, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Joseph Mitchell

Betty Mitchell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, a Notary Public in and for said County and State, Thomas Joseph Mitchell and Betty Mitchell

the within named 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 Nashville Tennessee, this 28th day of March, 19 74

Ethelyne Turrentine Notary Public

My Commission expires 3/13/76

NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE AT LARGE

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 _____

TURRENTINE REALTY CO.

223279

WARRANTY DEED

FROM

Thomas Joseph Mitchel

TO

Thomas K. Gibson et ux

2915 Dobbs Avenue

Nashville, Tennessee

C 48026

IDENTIF. REFERENCE

APR 2 8 18 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

APR-2[illegible]	CONV	17,221.41			
APR-2[illegible]	S'TAX		A*	44.72	
APR-2[illegible]	PR'FEE		A*	.50	
APR-2[illegible]	W'DEED		A*	4.00	* 49.22