This Form furnished by Attorneys Title Company, Inc.

BOOK 5046 PAGE 568

Form No. WD-2

FROM

AKE, JOHN L., and wife,

AKE, BETTY ANN

TO

GIBSON, JAMES C.

For draftsman's use
This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Gibson (NAME)	John W. Murphree Company (NAME)	162-13
245 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	I Airways Plaza 1283 Murphreesboro Road (STREET ADDRESS)	104
Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUL 16 10 37 AM '76

FELIX P. DE REGISTER
DAVIDSON COUNTY, TENN.

D58724

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$40,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 76

Thomas D. Gupton
Notary Public

MY COMMISSION EXPIRES: Dec. 8th 1976

(AFFIX SEAL)

For and in Consideration of the sum of ----------Ten Dollars and No/100----

----------($10.00)---------- DOLLARS

cash in hand paid by James C. Gibson and wife, Judy S. Gibson, and other good and valuable consideration, receipt of which is hereby acknowledged, and the agreement by the said James C. Gibson and wife, Judy S. Gibson to assume and agree to pay the unpaid balance of a loan in the original principal amount of $35,900.00 to John W. Murphree Company, secured by a deed of trust of record in Book 4934, page487, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

JOHN L. AKE and wife, BETTY ANN AKE, Grantors have bargained and sold, and by these presents do transfer and convey unto the said

JAMES C. GIBSON and wife, JUDY S. GIBSON, 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. 63 on the Plan of Monte Carlo Estates, Section 1 as of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 63, fronts 90 feet on the easterly side of Cedarview Drive and extends back 169.36 feet on the northerly line and 163.59 feet on the southerly line to a dead line measuring 43.84 feet thereon.

BEING the same property conveyed to John L. Ake and wife, Betty Ann Ake by deed from Brent Valley Builders, Inc. of record in Book 4934, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 4675, page 68, said Register's Office which shows an owner's certificate, a 30-foot minimum building setback line from Cedarview Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; and restrictive covenant contained in instrument of record in Book 4781, page 858, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved (X)} property, known as 245 Cedarview Drive, Nashville, Tennessee 37013
(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 JAMES C. GIBSON and wife, JUDY S. GIBSON their heirs and assigns, forever.

And we do covenant with the said JAMES C. GIBSON and wife, JUDY C. GIBSON 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, except as of record.

And JOHN L. AKE and wife, BETTY ANN AKE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES C. GIBSON and wife, JUDY S. GIBSON their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of July, 1976

John L. Ake
JOHN L. AKE
Betty Ann Ake
BETTY ANN AKE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Ake and wife, Betty Ann Ake, the 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 15th day of July, 1976

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Thomas D. Gupton, Notary Public.

Commission expires Dec. 8th, 1976

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 .

JUL 16 '76 CONV 40,125.00
JUL 16 '76 PR FEE 3* .50
JUL 16 '76 W/DEED 3* 4.00 * 108.76

Witness my hand and seal, at office in ,
this day of , 19 .

, Notary Public.

Commission expires