This instrument prepared by: Mark J. Mathiesen, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

BOOK 5053 PAGE 384

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES M. GIBSON, ET UX	SAME	60-12
(NAME)	(NAME)	
219-A Hart Lane		71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		12 D 07880
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4498, page 820, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

RONNIE THOMAS AND WIFE, WANDA SUE THOMAS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES M. GIBSON AND WIFE, EMILY C. GIBSON, hereinafter referred to as Grantees,

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

Land in the 12th Civil District of Davidson County, Tennessee, being Tract No. 5 on the Plan of Dewey E. Moore lands, according to a survey by M. H. Ragan, Surveyor, dated August 19, 1957, and being more particularly described as follows:
Beginning at an iron pin on the north side of a 25 foot lane; thence North 4° 55 feet East 197.0 feet to an iron pin in the south line of Tract No. 6 on said plan; thence in an easterly direction 56.8 feet to an iron pin being the southeast corner of Tract No. 5; thence South 5° 22' West 197.0 feet along the westerly margin of a 35 foot lane to an iron pin; thence North 84° 35' West 55.0 feet to the point of beginning.

Being the same property conveyed to Ronnie Thomas by deed from Paul William Sutherland and wife, Ann P. Sutherland, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.
Wanda Sue Thomas joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, past, present or future.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,984.07

Affiant

Subscribed and sworn to before me, this the 29th day of July 19 76

Notary Public

My commission expires: 2-18-80
(Affix Seal)

This is improved (XX) unimproved property, known as 219-A Hart Lane, Nashville, Tennessee 37206
(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 grantees, 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 appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 29th day of July, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronnie D. Thomas

Wanda Sue Thomas

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE THOMAS AND WIFE, WANDA SUE THOMAS

the within named 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 Madison, Tennessee this 29th day of July, 19 76.

Mark J. Mathiesen, Notary Public

Commission expires 2-18-80

M. J. MATHIESEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

AUG-3- CONV 10,984.07
AUG-3- S TAX 8* 28.60
AUG-3- PR FEE 8* .50
AUG-3- W DEED 8* 4.00 * 33.10

WARRANTY DEED

FROM

RONNIE THOMAS, ET UX

TO

JAMES M. GIBSON, ET UX

D 61483

IDENTIF. REFERENCE

AUG 3 9 57 AM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115