THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
Suite 100, 4207 Lebanon Rd., Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5147 PAGE 280	MAP-PARCEL NUMBERS:
Mr. & Mrs. James E. Gibbs, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	
294 Penfield Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	133-16
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37217 (CITY) (STATE) (ZIP CODE)	116pw

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Dobson and Johnson, Inc. of Nashville, Tennessee as recorded in Book 4893, page 395 of the Register's Office for Davidson County, Tennessee, we, ROBERT E. HANSON and wife, LINDA F. HANSON, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. GIBBS, JR. and wife, VERNELL W. GIBBS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 81 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, Register's Office for said County, as follows:

Said Lot No. 81 fronts 70 feet on the north side of Penfield Drive, and extends back 154.9 feet on the west line and 155.2 feet on the east line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Robert E. Hanson and wife, Linda F. Hanson by deed from Paul E. Greer and wife, Margaret H. Greer of record in Book 4893, page 393, Register's Office for said County.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The Grantors agree that all draperies are to remain; (2) The Grantors' Escrow deposits with Dobson & Johnson, Inc. are to be transferred to the Grantees at no additional cost with the shortage to be paid by Grantors; (3) The Grantors agree that the heating and plumbing systems, air-conditioning and electrical appliances are to be in good working condition at the time of the closing; (4) Grantors agree to give possession of the premises to the Grantees no later than 30 days from date of this deed. Grantors agree to pay rent to Grantees from date of deed based on a pro rata amount of the total monthly payment due the mortgagee, Dobson & Johnson, Inc; (5) Grantors agree to furnish the Grantees a termite letter and will be responsible for any termite damage discovered by said inspection.

unimproved ( )
This is improved (X) property, known as 294 (House Number) Penfield Drive (Street)
Nashville, Tennessee (City or Town) 37211 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 12th day of May, 19 77.

Robert E. Hanson — Robert E. Hanson

Linda F. Hanson — Linda F. Hanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Hanson and wife, Linda F. Hanson

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 Hermitage, Tenn., this 13th day of May, 1977.

My commission expires 6/4/79 Notary Public William S. Farmer

STATE OF TENNESSEE
COUNTY OF

Before me, MAY13'77 CONV 29,278.39, a Notary Public of the State and County aforesaid, personally appeared MAY13'77 S'TAX 3* 76.18 and , with whom I am personally acquainted, and who, upon oath, acknowledged MAY13'77 PR'FEE 3* .50 to be and respectively of the MAY13'77 RDEED 3* 4.00 * 80.68, the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,278.39
This is equal to or greater than the property would bring at a fair and voluntary sale.

Linda F. Gibbs

Sworn to and subscribed before me
this 12th day of May, 1977.

My commission expires 6/4/79 Notary Public William S. Farmer

Mail

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Road, Hermitage, TN 37076
Name Address

WARRANTY DEED

FROM ROBERT E. HANSON et ux

TO JAMES E. GIBBS, JR. et ux

E 03785

IDENTIF. REFERENCE

MAY 13 3 27 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219