THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON RD., HERMITAGE, TN 37076

(from information furnished by others)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Gibbs, Jr. et ux (NAME)	Engel Mortgage Company, Inc. (NAME)	75-11
328 Harbor Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par-102.2v
Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5261 PAGE 252

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

the receipt of which is hereby acknowledged by the Grantor, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Engel Mortgage Company, Inc. of Birmingham, Alabama as recorded in Book 5233, page 0250 of the Register's Office for Davidson County, Tennessee, I, JAMES B. HENDERSON, a single person, herein referred to as the Grantor,

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:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for said County.

Said Lot No. 217 fronts 81 feet on the easterly margin of Netherlands Drive and extends back between lines measuring 193 feet on the northerly margin and 133 feet on the southerly margin to a line in the rear measuring 100.80 feet thereon.

Being the same property conveyed to James B. Henderson by deed from Bobby Smith Builders, Inc. of record in Book 5233, page 248, Register's Office for Davidson County, Tennessee.

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 Grantor agrees that the storm door, garbage disposal and all draperies are to remain; (2) The Grantor's Escrow deposit with Engel Mortgage Company, Inc. is to be transferred to the Grantees at no additional cost; and (3) Grantor's homeowner's insurance to be transferred to Grantees and Grantees to pay Grantor prorata portion of annual premium already paid by Grantor.

unimproved ( )
This is improved (X) property, known as 629 Netherlands Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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 9th day of March, 19 78.

James B. Henderson

BOOK 5261 PAGE 253

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 James B. Henderson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, this 9th day of March, 1978.

My commission expires 12-13-78 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , 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 $ 41,151.35
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Gibbs

Sworn to and subscribed before me this 9th day of March, 1978.

My commission expires 12-13-78 Notary Public

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN
from Name information furnished by others Address 37076

[illegible]	CONV	41,151.35	
[illegible]	STATE TAX		107.12
[illegible]	CLERK FEE		.50
[illegible]	RECORDING		4.00 * 111.62

WARRANTY DEED

FROM JAMES B. HENDERSON

TO JAMES E. GIBBS, JR. ET UX

E 54238

IDENTIFICATION REFERENCE

MAR 10 1 51 PM '78

DAVIDSON COUNTY, TENN.

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