This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5319 PAGE 178

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack P. Gibbs et ux	Same	Map 145-6
(NAME) 1255 Saxon Drive	(NAME)	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Jack P. Gibbs and wife, Sylvia M. Gibbs and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James R. Sims and wife, Frances B. Sims

have this day bargained and sold, and do hereby transfer and convey unto the said Jack P. Gibbs and wife, Sylvia M. Gibbs,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 30 fronts 140 feet on the southeasterly side of Saxon Drive and extends back 350 feet on the northeasterly line and 300 feet on the southeasterly line to a dead line which is a broken line measuring 313.9 feet thereon.

Being the same property conveyed to James R. Sims and wife, Frances B. Sims, by deed from Walter Vincent and wife, Ann S. Vincent, of record in Book 4522, page 58, Register's Office for said County.

This conveyance is subject to a 100-foot minimum building setback line from Saxon Drive, and conditions of Owner's Certificate of record in Book 3700, page 130, said Register's Office; and restrictive covenants of record in Book 4145, page 8, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 1st day of Aug. 19 78

Affiant James P. Gibbs

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evans

This is unimproved ( ) improved (X) property, known as 1255 Saxon Drive (House Number) Nashville, Tennessee (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 Jack P. Gibbs and wife, Sylvia M. Gibbs,

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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack P. Gibbs and wife, Sylvia M. Gibbs,

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

Witness our *hand* s *this* 1st *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Sims

James R. Sims

Frances B. Sims

Frances B. Sims

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* James R. Sims and wife, Frances B. Sims

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 1st *day of* Aug., *19* 78.

Mary Ensley, Notary Public

Commission expires 4/21/80

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 .....

1st
PLEASE RETURN TO
CHICAGO TITLE INS. 694913
FIRST AMERICAN CENTER
NASHVILLE WARRANTY DEED

FROM
James R. Sims et ux
TO
Jack P. Gibbs et ux

E 8 0 1 9 7

IDENTIF. REFERENCE

AUG 2 8 10 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-28-78	CONV	90,000.00			
AUG-28-78	CONV	25,000.00			
AUG-28-78	S'TAX		B*	299.00	
AUG-28-78	PR'FEE		B*	.50	
AUG-28-78	W'DEED		B*	4.00	* 303.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238