ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M/Ms. Arthur I. Rankin (NAME)	First Tennessee Bank N.A. Memphis (NAME)	82-8
712 Hart Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	234
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Memphis, TN 38101 (CITY) (STATE) (ZIP CODE)	19W-16205

725 09/26/80 CK

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WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FRANK GIBSON, SR.
have bargained and sold, and by these presents do transfer and convey unto ~~xxxxx~~
ARTHUR I. RANKIN and wife, BETTY L. RANKIN

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. 21 on the Plan of McNish's Subdivision of the J. W. McFerrin 6¼-acre tract as of record in Book 57, page 129, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Gibson, Sr. by deed from Mrs. Patsy Appleton of record in Book 5444, page 111, said Register's Office.

This conveyance is made subject to: (1) 1980 taxes, which have been prorated and assumed by the Buyer.

Viola W. Gibson, wife of Frank Gibson, Sr., hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

This is unimproved ( ) improved (XX) property, known as 712 Hart Street, Nashville, Tennessee 37210
(House Number) (Street)

(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 17th day of September, 19 80.

Viola W. Gibson

Frank Gibson Sr.
FRANK GIBSON, SR.

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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, the within named Frank Gibson, Sr. and wife, Viola W. Gibson

the 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 Nashville, Tennessee, this 17th day of September, 1980.

My commission expires February 3, 1981 Notary Public Sue E Mudter, Jr.

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 $ 29,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Arthur I. Rankin

Sworn to and subscribed before me
this 17th day of September, 1980.

My commission expires 2-3-81 Notary Public Sue E Mudter, Jr.

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Bldg., Brentwood, TN 37027
Name Address

WARRANTY DEED

FROM FRANK GIBSON, SR.

TO ARTHUR I. RANKIN and wife, BETTY L. RANKIN

308920

IDENTIF. REFERENCE

SEP 22 1 33 PM '80

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 38
FIRST TITLE AND ESCROW CO.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29000.00- CO	
			75.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.90-
3725A09/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

608920

IDENTIF. REFERENCE

SEP 22 1 33 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 781536