BOOK 5766 PAGE 994

W. I. R. C. Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
71-05-19	Mary J. Smith	New Owner 7920 Stallion Drive Nashville, Tennessee 37221
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13DA--19350	403 West Trinity Lane	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations including grantees forbearance in exercising any rights to the deed of trust of record in Book 5617, page 432, and cancellation of the note secured thereby,

WE, FREDDIE GIPSON, JR., and wife, DORIS ETTA GIPSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY J. SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 12th, formerly 21st Civil District of said County, being part of Lot No. 1 on the Plan of the Subdivision of the James Clemmons Land, as of record in Minute Book "E", page 551, Chancery Court at Nashville, described as follows:

BEGINNING at a point on the northerly margin of Taylor Road 446 feet westerly from Hobson's and Scruggs' corner, said point being the northwest corner of said Taylor Road and a 50 foot unnamed street; thence with the northerly margin of Taylor Road westwardly 100 feet; thence northwesttwardly 150 feet, thence eastwardly 100 feet to the westerly margin of said 50 foot unnamed street; thence with the westerly margin of said unnamed street southwardly 150 feet to the beginning.

INCLUDED herein but excluded herefrom is the following property described in Book 4027, page 262: BEGINNING at a point in the northerly right of way of West Trinity Lane, said point being in Gipson's west property line; thence easterly along said northerly right of way line 100 feet to a point in the west margin of said unnamed Street, 20 feet to a point in the new proposed northerly right of way line of West Trinity Lane; thence westerly along the new proposed right of way line 100 feet to a point in Gipson's west property line; thence southerly along said westerly property line, 20 feet to the point of beginning.

ALSO EXCLUDED is the property described in Book 4266, page 962, as follows: A strip or parcel of land in fee simple, containing a total of approximately 135 square feet, and also a slope easement of 650 square feet, located in the 2nd District of Metropolitan Government of Nashville & Davidson County, as shown on the right of way Plan as Parcel No. 2 for Monticello Drive (Project 68-R-24), of record in Book 4175, page 26, which is made a part of this instrument by reference.

BEING part of the property conveyed to Freddie Gipson, Jr., and wife, Doris Etta Gipson, by deed from George Rutherford and wife, as of record in Book 2275, page 28.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1981 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of July, 1981.

Freddie Gipson

Freddie Gipson, Jr.

Doris Etta Gipson

Doris Etta Gipson

5247 07/08 63.70- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5766 PAGE 995

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Freddie Gipson, Jr., and wife, Doris Etta Gipson, 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, the 2 day of July, 1981.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant Mary Ann Selby

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 19 81

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

FREDDIE GIPSON, JR.

AND WIFE

TO

MARY J. SMITH

G 4.9 6 2 9

IDENTIF. REFERENCE

JUL 8 8 57 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5766 PAGE 995

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
			210.00-	CO
			57.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	63.70-
53/07/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 6 2 9

IDENTIF. REFERENCE

JUL 8 8 57 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

No. 831304