File 31

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Joseph Wesley Gibbs, et ux 4215 Farrar Avenue Nashville, Tennessee 37215	Same	Map 131-2 Parcel 154
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

BOOK 6241 PAGE 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, John C. Lovell and wife, Joan Lovell, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Joseph Wesley Gibbs, and wife, Patricia Gayle Gibbs, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00.

Joseph W Gibbs
Affiant, Joseph Wesley Gibbs

Subscribed and sworn to before me this 2nd day of March, 1984.

Mary Ann McClure
Notary Public
My Commission Expires: 7/21/85

10214

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IDENTIF. REFERENCE

MAR 2 2 09 PM '84

FELICIA WILSON II REGISTER
DAVIDSON COUNTY, TN

03/02 #317.60- CHECK

5997

This is improved property, known as 4215 Farrar Avenue, Nashville, Tennessee 37215. BOOK 6241 PAGE 161

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of March, 1984.

John C. Lovell

Joan Lovell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ANDREA BARACH, a Notary Public in and for said County and State, the within named ~~Joseph Wesley Gibbs~~ John C. Lovell and wife, ~~Patricia Gayle Gibbs~~ Joan Lovell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1984.

Andrea Barach

Notary Public

My Commission Expires: 11-1-87

EXHIBIT A

Being the northerly 115 feet of Lot No. 11 of Block No. 3 on the Revised Plan of certain lots in Block No. 3 in Overton Hills Subdivision, as of record in Book 974, page 41, Register's Office for said County.

Said part of Lot No. 11 fronts 115 feet on the westerly side of Farrar Avenue and runs back between lines, 160 feet to the easterly line of Lot No. 92.

Being the same property conveyed to John C. Lovell and wife, Joan Lovell, by deed from Roy O. Elam, III and wife, Carol C. Elam of record in Book 5478, page 90, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

116500.00- CAMT.
308.10 COTAX
.50 PRFEE
9.00 MDEED
CHECK 317.60-
6997A03/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10614.

IDENTIF. REFERENCE T

MAR 2 2 09 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 17083