THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
140 N. MAIN ST., GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John L. Gibson et ux	same	25-4-23
(NAME)	(NAME)	25-4-9
116 North Main Street		GO 01190
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO 14386
Goodlettsville, TN 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

SIXTY THOUSAND AND NO/100 ($60,000.00) *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged,

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DORRIS LYNCH CAPPS et vir GERALD CAPPS

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN L. GIBSON et ux KAREN M. GIBSON

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, according to an unrecorded survey dated September 19, 1984, by Donald R. Carver, Tennessee surveyor license No. 271:

Property situated in Davidson County, Tennessee in the City of Goodlettsville.
Tract 1: Beginning at a point in the westerly margin of Lick Street 134 feet north of the northerly margin of West Cedar Street, thence N 88° 15' 06" west for 114.26 feet to a point, thence N 6° 05' 10" East for 50.00 feet to a point, thence S 88° 15' 06" East for 92.65 feet to a point in the westerly margin of Lick Street, thence along said Lick Street S 6° 50' East for 59.00 feet to a point, the point of beginning.

Being a part of the same property conveyed to F.L. Lynch and wife, Thelma Harris Lynch, by deed from W.B. Mosely and Annie Mosley Stubblefield, of record at Book 3534, page 585, Register's Office for Davidson County, and to Dorris Katrine Simms Lynch Capps by will from Thelma Harris Lynch, as of record in Will Book 148, page 272, Office of the Probate Clerk for Davidson County, Tennessee, said F.L. Lynch and Thelma Harris Lynch having deceased. (cont. on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 25 day of Sept. 1984

Affiant

My commission expires: 10/11/86 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (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

JOHN L. GIBSON et ux KAREN M. GIBSON

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 a deed of trust at Book 5410, page 622, modified and renewed at Book 5866, page 399, R.O.D.C.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JOHN L. GIBSON et ux KAREN M. GIBSON, their

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

Witness our *hand* s *this* 25 *day of* September, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorris Katrine Simms Lynch Capps — Gerald W. Capps

DORRIS KATRINE SIMMS LYNCH CAPPS — GERALD CAPPS

09/25 12.50 - CHECK

3148

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DORRIS KATRINE SIMMS LYNCH CAPPS and GERALD CAPPS

*the within named 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 Goodlettsville, Tennessee *this* 20th *day of* Sept., *19*84.

Notary Public

Commission expires 5/19/86

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 .....

Tract 2: Beginning at a point in the easterly margin of Lick Street 1.9 feet north of and 30.00 feet east of the northeast corner of Tract 1, thence easterly along a building line 80.50 feet to the westerly margin of Dickerson Road, thence along the westerly margin of Dickerson Road and the said building line in a southerly direction for 28.50 feet to the southeast line of said building, thence westerly along said building line for 79.20 feet to the easterly line of Lick Street thence north along Lick Street for 29.00 feet to the point of beginning, said center of wall being the property line.

Being the same property conveyed to F.L. Lynch, Jr. and wife, Thelma Harris Lynch, by deed from W.C. Moncrief, Beatrice M. Moncrief, John L. Draper and Helen S. Draper, of record in Book 1557, page 370, Register Office for Davidson County, Tennessee, and to Dorris Katrine Simms Lynch Capps by will from Thelma Harris Lynch, as of record in Will Book 148, page 272, Office of the Probate Clerk for Davidson County, Tennessee, said F.L. Lynch and Thelma Harris Lynch having deceased.

Said Tract 1 is subject to a permanent easement for parking as of record in a deed of record in Book 6013, page 879, Register's Office for Davidson County, Tennessee.

Said Tract 2 is subject to a party wall agreement of record in Book 6013, page 887, said Register's Office.

I 5 1 8 9 1

IDENTIF. REFERENCE

SEP 25 2 36 PM '84

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
3148A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 8 9 I

IDENTIF. REFERENCE

SEP 25 2 36 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071601