FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Walter H. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 1984

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

mail Richard M. Davenport, Suite 301, Realtors Bldg., 306 Gay St., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde W. Gibbs (NAME)	Same (NAME)	71-12-
407 Durrett St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	109
Springfield, TN. 37172 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA-46535

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Walter H. Carter,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde W. Gibbs and wife, Jo Ann Gibbs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Walnut Grove Subdivision, as of record in Book 332, page 34, Register's Office for said County.

SAID Lot No. 20 fronts 100 ft. on the southerly side of Cherokee Avenue and runs back 276.3 ft. on the westerly line and 282.6 ft. on the easterly line, to a dead line in the rear measuring 100 ft. thereon.

BEING the same property conveyed to Walter H. Carter by deed from Trecia B. Tanley and Patricia C. Tanley of record in Book 6394, page 697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to two existing mortgages. The primary indebtedness being of record in Book 5782, page 877, payable to Harl Rose, Trustee, and a secondary indebtedness which is a wraparound the primary debt of record in Book 6394, page 699. The primary debt share shall continue to be amortized by the original makers as scheduled until the entire balance is paid in full. This is not the usual place of residence of the grantor nor his spouse.

The Buyer reserves the option to pay any delinquent installments of the primary debt and to credit such expenditure to the wrap debt.

This is unimproved ( ) improved ( ) property, known as 816 Cherokee Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37207 (Postal Zip)

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. Wherever 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 my hand & this 10th day of December, 19 84

Walter H. Carter Walter H. Carter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Richard M. Davenport, a Notary Public in and for said County and State, the within named Walter H. Carter

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1984.

Richard M. Davenport
Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 7 0 0 9 9

IDENTIF. REFERENCE

Dec 14 1 43 PM '84

FELIX A. NIXON, JR. REGISTER
DAVIDSON COUNTY, TN

12/14 [illegible] CHECK

3382

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

26000.CO- CAMT.
67.60 CSTAX
.50 PRFEE
6.00 WDELD
CHECK 74.10-
5382A12/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 70099

IDENTIF. REFERENCE

Dec 14 1 49 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 93204