Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

47

WARRANTY DEED BOOK 11570 PAGE 265

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

Affiant

Sworn to and subscribed before me on this the 8th day of July, 1999.

NOTARY PUBLIC
My Commission Expires: 4-27-99

MORTGAGEE:

First Bank and Trust
1725 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
CRYSTAL MARIE MELTON &
INOLA GAY DUKE
143 Gordon Terrace
Nashville, TN 37207

SEND TAX BILLS TO:
First Bank & Trust
1725 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Map/Parcel: 071-04-0013.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **MARY GIBBS WINDHAM**, hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto **CRYSTAL MARIE MELTON and INOLA GAY DUKE**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 30 feet of Lot No. 39 and the West 35 feet of Lot No. 41 on the Map of John L. Gordon Subdivision of record in Book 843, page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the northerly side of Gordon Terrace and run back between lines, 280.7 feet, more or less, on the west line of part of Lot No. 39, and 282 feet, more or less, on the east line of part of Lot No. 41 to a dead line in the rear on which they measure 65 feet, more or less. Said description is taken from a copy of a survey thereof made July 31, 1948, by Hal R. Swann, Jr., Surveyor.

Being the same property conveyed to Clive Benjamin Gibbs and wife, Ersla Jackson Gibbs, by deed from Dorris Bradford Billingsley and wife, Sadie G. Billingsley, of record in Book 1634, page 293, Register's Office for Davidson County, Tennessee. The said Ersla Jackson Gibbs predeceased Clive Benjamin Gibbs, leaving the said Clive Benjamin Gibbs as the surviving tenant by the entirety. Clive Benjamin Gibbs died December 30, 1998, and by his Last Will and Testament, of record in Will Book 225, page 983, Probate Clerk's Office for Davidson County, Tennessee, he devised said property to Mary Gibbs Windham. Clive Benjamin Gibbs and Clive B. Gibbs are one and the same person.

This is improved property known as 143 Gordon Terrace, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1999 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 843, page 61, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 8th day of July, 1999.

Mary Gibbs Windham
MARY GIBBS WINDHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MARY GIBBS WINDHAM, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 8th day of July, 1999.

Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 29, 2003

99 JUL 13 AM 10:20
RECEIVED FOR RECORD
277.40
6109976

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11570 PAGE 267

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06109976

99 JUL 13 AM 10:20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490088