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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$14,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1970

Notary Public

MY COMMISSION EXPIRES: 11-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles E. Gifford (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	5D 43166
5001 Madeline Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 28146 (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30328 (CITY) (STATE) (ZIP)	

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, Harvey G. Nolan and wife, Carolyn J. Nolan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edgar Gifford and wife, Brenda Darlene Gifford

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:

Being Lot No. 39 on the map of Fairlane Park, as of Record in Book 2331, Page 108, Register's Office, Davidson County, Tennessee.

Said Lot No. 39 fronts 148.9 feet on the westerly margin of Madeline Drive and runs back 179.7 feet on the mortherly line and 181 feet on the southerly line to a dead line in the rear, on which it measures 141 feet.

Being the same property conveyed to Harvey G. Nolan and wife, Carolyn J. Nolan by deed of record in Book 4182, Page 814, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the restrictions of record in Book 2498, Page 571, and rerecorded in Book 2598, Page 355, Register's Office, Davidson County, Tennessee, and subject to the easements and setback lines of record in Book 2331, Page 108, R.O.D.C..

This conveyance is further made subject to a clearance permit of record in Book 1060, Page 358, Register's Office, Davidson County, Tennessee.

This is unimproved / improved (XX) property, known as 5001 Madeline Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (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 our hands this 11th day of September, 1970

Harvey G. Nolan

Carolyn J. Nolan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Harvey G. Nolan & wife, Carolyn J. Nolan

the bargainors, 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 11th day of September 1970

Commission expires November 26, 1973

Edward Seddon
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Harvey G. Nolan et ux

Carolyn J. Nolan

TO
Charles Edgar Gifford

Brenda Darlene Gifford

490172

IDENTIF. REFERENCE

SEP 16 12 13 PM '70

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

SEP 16 70	CONV	14,950.00			
SEP 16 70	S'TAX		A*	38.74	
SEP 16 70	PR'FEE		A*	.50	
SEP 16 70	W'DEED		A*	3.00	* 42.24