THIS INSTRUMENT PREPARED BY
DEARBORN, BERRY & WARNER, ATTYS.
400 COMMERCE UNION BANK BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4446 PAGE 89

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Gerard Boyd, et al (NAME)	Same (NAME)	Map. 48
4998 Clarksville Hgwy (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 159
Whites Creek, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00) - *DOLLARS*

cash in hand paid and other valuable considerations, we, William C. Gifford and wife, Sue Gifford,

SEP 17 70 CONV 19,788.00
SEP 17 70 S'TAX A* 51.48
SEP 17 70 PR'FEE A* .50
SEP 17 70 W'DEED A* 6.00 * 57.98

have bargained and sold, and by these presents do transfer and convey unto the said Gerard Boyd and wife, Mary W. Boyd, their heirs and assigns, our one-half undivided interest in ~~their heirs and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., September 10, 1969, as follows:

BEGINNING at an iron pin on the northeast margin of Clarksville Highway being the northwest corner of property conveyed to James D. Burton et al, as devisees under the will of Jesse F. Burton, as of record in Will Book 90, page 21, Probate Court for Davidson County, Tennessee; thence north 56 deg. 56' 10" east 383.08 feet to a 12 inch hackberry; thence north 18 deg. 52' 18" east 70 feet to a fence post; thence north 36 deg. 20' 23" east 209.95 feet to a 14 inch hackberry; thence north 55 deg. 48' 50" east 135.28 feet to an 8 inch elm; thence north 55 deg. 37' 20" east 181.99 feet to a fence post; thence north 45 deg. 30' 41" east 92.08 feet to a fence post; thence north 45 deg. 48' 27" east 86.54 feet to a fence post; thence north 61 deg. 6' 59" east 80.07 feet to a fence post; thence north 52 deg. 55' 38" east 99.51 feet to a fence post; thence north 65 deg. 58' 51" east 135.15 feet to a 12 inch tree; thence north 70 deg. 10' 51" east 126.76 feet to an 18 inch hackberry; thence north 73 deg. 35' 54" east 197.21 feet to a 10 inch tree; thence north 63 deg. 13' 34" east 192.89 feet to a 1 inch steel pipe; thence south 87 deg. 9' 31" east 366.44 feet to a fence post; thence south 27 deg. 44' 45" east 49.13 feet to a 10-inch tree; thence south 10 deg. 50' 10" west 301.51 feet to a fence post; thence south 71 deg. 00' 53" west 356.89 feet to a fence post; thence south 70 deg. 45' 14" west 849.08 feet to an iron pin; thence south 50 deg. 57' 00" West 848.01 feet to an iron pin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,788.00

Subscribed and sworn to before me, this the 16th day of Sept 1970

William C. Gifford
Affiant

My commission expires: 1-24-73 (Affix Seal)

Milbrey K. Jackson
Notary Public

in the northeast margin of Clarksville Highway; thence along said margin, north 35 deg. 58' 45" west 249.75 feet to the point of beginning and containing 17.15 acres, more or less.

Being the same property conveyed to William Gifford and Gerard Boyd, by deed from James D. Burton, Jesse L. Burton and Claude T. Burton, of record in Book 4368, page 990, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

one-half undivided interest

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerard Boyd and wife, Mary W. Boyd, their *heirs and assigns, forever.*

And we *do covenant with the said* Gerard Boyd and wife, Mary W. Boyd, said one-half undivided interest *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.*

And William C. Gifford and wife, Sue Gifford, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gerard Boyd and wife, Mary W. Boyd, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 16th *day of* September, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Gifford

Sue D Gifford pwg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mulbrey L Jackson, a Notary Public in and for said County and State, the within named William C. Gifford and wife, Sue Gifford,

the 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 Nashville, Tennessee, this 16 day of September, 19 70.

Mulbrey L. Jackson, Notary Public.

Commission Expires 1-24-73.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

WILLIAM C. GIFFORD, ET UX

TO

GERARD BOYD, ET UX

A 90276

IDENTIF. REFERENCE

T

SEP 17 10 11 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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