This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

BOOK 4452 PAGE 637

WARRANTY DEED

F-418

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Grady Proctor (NAME)	New Owner (NAME)	Part of
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	30-0-54
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 * ($10.00) * * * * * * * * * * *DOLLARS

cash in hand paid by Grady Proctor, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM GIFFORD has bargained and sold, and by these presents do transfer and convey unto the said GRADY PROCTOR, his heirs and assigns, a 1/2 undivided interest in and to [redacted], *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 14th Civil District of Davidson County, Tennessee, described according to a survey made for Grady Proctor by Southern Land Surveying Co., Inc., No. 1249, dated September 14, 1970, as follows:

BEGINNING at a point on the northeasterly side of State Highway No. 112, said point being located at the most westerly corner of the property conveyed to William C. Gifford by deed from Cartel Motel and Restaurant, Incorporated, a Tennessee corporation, of record in Book 4298, page 160, Register's Office for said County; thence with the northeasterly side of said Highway north 57°20'03" west 65.0 feet to a point at the beginning of a curve; thence with the same along a slight curve to the right, having a radius of 2257.0 feet, northwestwardly 156.3 feet to a point at the most southerly corner of the property being conveyed to William C. Gifford by deed from Grady Proctor to be recorded concurrently herewith; thence along the southeasterly line of said Gifford's property, north 35°27'53" east 346.82 feet to the southerly line of the property conveyed to Grady Proctor and wife, by deed from Katherine F. Hempel, a widow, as of record in Book 4088, page 738, said Register's Office; thence with said southerly line of Proctor's property, south 88°03'03" east 37.12 feet to the most westerly corner of the property conveyed to Grady Proctor and wife, by deed from William Gifford and wife, of record in Book 2700, page 174, said Register's Office; thence with the southwesterly line

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000 ~

Subscribed and sworn to before me, this the 15th day of October, 1970

Affiant

My commission expires July 23 1974 (Affix Seal)

Notary Public

of said property conveyed to Proctor by deed of record in Book 2700, page 171, said Register's Office, south 49°08'06" east 164.6 feet to the most northerly corner of said property conveyed to Gifford by deed of record in Book 4298, page 160, said Register's Office; thence with the northwesterly line of said property conveyed to Gifford by deed of record in Book 4298, page 160, said Register's Office, south 31° 06'57" west 348.40 feet to the point of beginning, containing 1.71 acres, more or less.

Being part of the same property conveyed to William Gifford and wife, Lila Gifford, now deceased, by deed from Grady Proctor and wife, Margaret Agnes Proctor, of record in Book 1639, page 549, said Register's Office.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRADY PROCTOR, his *heirs and assigns, forever.*

And I *do covenant with the said* GRADY PROCTOR *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, WILLIAM GIFFORD *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRADY PROCTOR, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* October, *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 Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, REAU E FOLK, JR., a Notary Public in and for said County and State, the within named William Gifford

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1970.

Reau E Folk Jr., Notary Public.

Commission Expires July 23, 1974

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
REF:mas

FROM
WILLIAM GIFFORD

TO
GRADY PROCTOR

A 9 3 2 6 5

IDENTIF. REFERENCE

OCT 15 3 14 PM '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

Lee Read Jr.

OCT 15 70	CONV	30,000.00				
OCT 15 70 S'TAX			A*	78.00		
OCT 15 70 PR'FEE			A*	.50		
OCT 15 70	W'DEED		A*	6.00	*	84.50