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

WARRANTY DEED

F-418

BOOK 4452 PAGE 641

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Gifford (NAME)	New Owner (NAME)	Part of
Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	30-0-5x
Whites Creek, Tenn (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 William Gifford, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GRADY PROCTOR

has [redacted] *bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM GIFFORD, 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 William Gifford, 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, the location of said point being determined as follows: Beginning at 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 westerly corner of the corner of the property being conveyed to Grady Proctor and wife, by deed from William C. Gifford to be recorded concurrently herewith, said point also being the True Point of Beginning of the property herein described; thence from said True Point of beginning and along the northwesterly line of said Proctor'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, of record in Book 4088, page 738, said Register's Office; thence with said southerly line of

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 15th day of October 19 70

My commission expires: July 23 1974 (Affix Seal)

Affiant

Notary Public

Proctor's property and continuing with the southerly line of the property conveyed to Katherine F. Hempel and husband, by deed from Mamie C. Cox, et al, of record in Book 1237, page 635, said Register's Office, north 88°03'03" west 538.58 feet to a point on the northeasterly side of said highway; thence with the northeasterly side of said highway and along a slight curve to the left, having a radius of 2257.0 feet, southeastwardly 452.72 feet to the true point of beginning, containing 1.88 acres, more or less.

Being part of the same property conveyed to Grady Proctor by deed from William Gilbert Jacob and wife, Margaret L. Jacob, of record in Book 1555, page 35, said Register's Office.

unimproved ( )
This is 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 WILLIAM GIFFORD, *his heirs and assigns, forever.*

And I *do covenant with the said* WILLIAM GIFFORD *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, GRADY PROCTOR *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM GIFFORD, 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.*

Grady Proctor
Grady Proctor

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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 Grady Proctor

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, 19 70.

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
GRADY PROCTOR

TO
WILLIAM GIFFORD

A 9 3 2 6 6

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

Felix Bass Hoke

OCT 15 70	CONV	20,000.00				
OCT 15 70	S'TAX		A*	52.00		
OCT 15 70	PR'FEE		A*	.50		
OCT 15 70	W'DEED		A*	6.00	*	58.50