This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
John P. Gifford, et ux 109 Lynnwood Terrace Nashville, Tennessee	John P. Gifford, et ux 109 Lynnwood Terrace Nashville, Tennessee	Map 116-7 Pcl. 6

WHEREAS, CHARLOTTE SIBLEY HAMPTON died a resident of Davidson County, Tennessee, on November 29, 1970, being the owner of the property hereinafter described in Tract I and being the owner with her husband, Stanlee Hampton, as tenants by the entirety, of Tracts II and III hereinafter described, all of which property constituted her home; and

WHEREAS, the said Charlotte Sibley Hampton left a Will in which she left said home and furnishings therein to her husband, Stanlee Hampton; and

WHEREAS, by instrument dated December 8, 1970, which instrument is of record in Book 4535, page 464, RODC, Tennessee, the said Stanlee Hampton disclaimed, renounced and refused to accept any legacy, devise or gift made to him under the Will of the said Charlotte Sibley Hampton; and

WHEREAS, as a result of said renunciation the property described as Tract I vested in Joanne Hampton Callis as the only child and as the heir at law of Charlotte Sibley Hampton; and

WHEREAS, as a result of the death of the said Charlotte Sibley Hampton the title to Tracts II and III, owned as tenants by the entirety, vested in her husband Stanlee Hampton; and

WHEREAS, by Power of Attorney dated September 4, 1969, of record in Book 4509, page 227, RODC, Tennessee, the said Stanlee Hampton appointed his daughter, Joanne H. Callis (who is the same party as Joanne Hampton Callis) as his Attorney-in-Fact with power

and authority, among other things, "to contract for, sell and make and execute a Warranty Deed or Bill of Sale, with covenants of general warranty binding on me as to any real estate or personal property which I may own at any place"; and

WHEREAS, the said Stanlee Hampton is still living and of sound mind although his health is impaired.

NOW, THEREFORE, being empowered so to do in her own right and as Attorney-in-Fact for the said Stanlee Hampton, I, Joanne Hampton Callis (the same person as Joanne H. Callis) for and in consideration of $77,500.00 cash to me paid, receipt of which is acknowledged, have this day bargained and sold and do hereby transfer and convey to John P. Gifford and wife, Florence D. Gifford, their heirs and assigns, certain real estate located in the County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I:
A certain tract or parcel of land in Davidson County, Tennessee, as follows: BEGINNING at a stake on the west margin of Lynwood Boulevard; thence 335 feet northerly from the ~~southeast~~ corner of Home Place, run with Lynwood Boulevard North 8° 15' west 256 feet 6 inches, thence South 53° 45' west 334 feet to Killebrew's line; thence with same south 37° 10' east 140 feet; thence North 75° 40' east 227 feet, 11 inches to the beginning, containing one and two tenths acres, more or less.
Being property vested in Joanne Hampton Callis, as the only heir at law of Charlotte Sibley Hampton, deceased.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, as follows: BEGINNING at a stake in the line between Lula R. Hampton and George W. Killebrew and wife, as made on December 1926, said stake being at or near the southeast corner of the said Killebrew's brick garage; thence south 37° 10' east, 124 feet more or less to where said line intersects the boundary line between Frances Elizabeth Currey and Charlotte Sibley Hampton; thence north 75° 40' east, 58 feet 1 inch, more or less to a stake, thence north 5-1/2° west, 120 feet more or less to the beginning, containing .0801 acres, more or less.
Being same property conveyed to Stanlee Hampton and Charlotte Sibley Hampton, his wife by deed from E. L. Hampton and wife, as of record in Book 1470, page 512, said Register's Office, the said Charlotte Sibley Hampton having since died.

TRACT III:
A certain tract of land in Davidson County, Tennessee, described as follows: BEGINNING at a stake, said stake is located in line between Lulu R. Hampton and Geo. R. Killebrew and is the northwest corner of Charlotte Sibley Hampton's property; thence running North 37° 10' west 43 feet to a stake; thence running in a northeasterly direction 330 feet, more or less, to a stake, being Charlotte Sibley Hampton's northeast corner; thence running South 53° 45' west 334 feet to the point of beginning.
Being the same property conveyed to Stanlee Hampton and wife, Charlotte Sibley Hampton, by deed from Lulu R. Hampton, as of record in Book 1470, page 519, and in Book 4188, page 125, said Registers Office, the said Charlotte Sibley Hampton having since died.

The above is improved property known as 109 Lynnwood Terrace, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said John P. Gifford and wife, Florence D. Gifford, their heirs and assigns, forever. And Grantor covenants, individually and as Attorney-in-Fact for the said Stanlee Hampton, that she is lawfully seized and possessed of said real estate, has a good right to convey it and the same is unencumbered except lien of 1971 taxes which have been prorated and are assumed by the purchasers. And Grantor does further covenant and bind herself, her heirs and representatives, to warrant and defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 8th day of September, 1971.

Joanne Hampton Callis
Joanne Hampton Callis

Joanne Hampton Callis
Attorney-in-fact for
Stanlee Hampton

B2984 T IDENTIF. REFERENCE
SEP 9 1 00 PM '71
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $77,500.00.
Subscribed and sworn to before me, this the 8th day of September, 1971.

L. C. Ingram
Affiant

Doug W Pinkerton
Notary Public

My commission expires:
NOV. 3, 1971

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

BOOK 4535 PAGE 470

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, GEORGE W. PICKENS, a Notary Public in and for said County and State, the within named Joanne Hampton Callis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1971.

Geo. W. Pickens
Notary Public

My commission expires:

NOV. 3, 1971

SEP-9[illegible]	CONV	77,500.00			
SEP-9[illegible]	S'TAX		A*	201.50	
SEP-9[illegible]	PR'FEE		A*	.50	
SEP-9[illegible]	W'DEED		A*	8.00	* 210.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 8th day of September, 1971, before me personally appeared Joanne Hampton Callis (who is the same person as Joanne H. Callis), to me known to be the person who executed the foregoing instrument in behalf of Stanlee Hampton and acknowledged that she executed the same as the free act and deed of the said Stanlee Hampton and of herself as his Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1971.

Geo. W. Pickens
Notary Public

MY COMMISSION EXPIRES:

NOV. 3, 1971