This instrument prepared by:
William L. Brooks, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4983 PAGE 976

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. George Gifford	Same	
(NAME) 4409 Chickering Lane	(NAME)	144-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS)	2 pcl
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars ~~Dollars~~

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CHARLES W. COOK and wife, VIRGINIA J. COOK,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ GEORGE GIFFORD and wife, BARBARA SPARKS GIFFORD, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~, *heirs and assigns,*

Being a tract of land in the 7th Civil District of Davidson County, Tennessee, and being part of lot no. 5 on the map of the resubdivision of the south part of block 1 on the map of Belle Meade Subdivision as of record in Book 974, page 12, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Chickering Lane, said point being the northwesterly corner of the Charles W. Cook property; thence, with said margin S 50° 03' E 125.13 feet to a point; thence, S 53° 45' E 150.06 feet to an iron pin; thence, S 40° 15' W 252.58 feet to an iron pin; thence, S 48° 44' W 587.65 feet to an iron pin; thence, along an existing rock wall N 1° 17' W 229.87 feet to a point; thence, N 85° 54' W 15.0 feet to a point in a fence line; thence, along said fence N 0° 35' E 85.42 feet to a point; thence, with Cook's northerly boundary N 43° 14' E 594.49 feet to the point of beginning. Containing 192,233 square feet or 4.41 acres, more or less.

Being the same property conveyed to Charles W. Cook and wife, Virginia J. Cook, by deed from American National Bank, Trustee under the will of Edwin Warner, deceased, et al., of record in Book 1785, page 6, Register's Office for said County, and a portion of the same property conveyed to the said Charles W. Cook and wife, Virginia J. Cook, by deed from Mrs. Ernestine M. Carmichael, a widow, of record in Book 2301, page 437, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100000

Subscribed and sworn to before me, this the 20th day of October 1975

Affiant

My commission expires: 9-3-78 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 4409 Chickering Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George Gifford and wife, Barbara Sparks Gifford, their ~~XXXXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1975 taxes which have been prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Gifford and wife, Barbara Sparks Gifford, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 20th *day of* October, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Cook

Virginia J. Cook

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANK L. SMITH, JR., a Notary Public in and for said County and State, CHARLES W. COOK and wife, VIRGINIA J. COOK

the within named 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 20th day of October, 1975.

Commission expires 9/3/78

Notary Public

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.....

OCT 22 75	CONV	99,000.00			
OCT 22 75	CONV	91,000.00			
OCT 22 75	S'TAX		A*	494.00	
OCT 22 75	PR'FEE		A*	.50	
OCT 22 75	W'DEED		A*	4.00	* 498.50

WARRANTY DEED

FROM
CHARLES W. COOK and wife

TO
GEORGE GIFFORD and wife

D 21113

IDENTIF. REFERENCE

OCT 22 1 45 PM '75

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE