THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY, 4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

WARRANTY DEED

Mail to

BOOK 4991 PAGE 123

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clive Anderson, Jr. et ux (NAME:)	Same (NAME)	71-16
1305 8th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46 PW
Nashville, TN 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) Dollars,

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, William C. Gifford and wife, Sue D. Gifford

have this day bargained and sold, and do hereby transfer and convey unto the said Clive Anderson, Jr. and wife Mary J. Anderson their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly 70 feet of the southerly 85 feet of the westerly 150 feet of Lot No. 2 on the Plan of A. B. Spain's Subdivision of the Lishchey Garden as of record in Book 161, page 116, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Jones Avenue said point being 15 feet north of the southwest corner of Lot No. 2 of said Plan; thence northerly and with the easterly margin of Jones Avenue 70 feet, thence easterly and parallel with the line between Lots Nos. 1 and 2, 150 feet to a point; thence southerly and parallel with the easterly margin of Jones Avenue, 70 feet to a point; thence westerly and parallel with the line between Lots Nos. 1 and 2, 150 feet to the point of beginning.

Being the same property conveyed to William C. Gifford and wife, Sue D. Gifford by Trustee's Deed from Hunter Short, Trustee, of record in Book 4908, page 67, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1976

Notary Public

My commission expires: (Affix Seal)

This is improved ( ) unimproved property, known as (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 Clive Anderson, Jr. and wife, Mary J. Anderson their (successors), heirs and assigns forever. We covenant that they 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Clive Anderson, Jr. and wife, Mary J. Anderson, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand and seal this 22nd day of January, 1976 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Faye Hunt, *a Notary Public in and for said County and State,* William C. Gifford and Sue D. Gifford

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* ... *day of* January, *19* 76

Betty Faye Hunt
Notary Public

Commission expires 5/8/78

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 ...

JAN 23 76 CONV 16,000.00
JAN 23 76 S'TAX B* 41.60
JAN 23 76 PR'FEE B* .50
JAN 23 76 W'DEED B* 4.00 * 46.10

WARRANTY DEED

FROM

TO

D 3 3 3 2 7.

IDENTIFICATION REFERENCE

JAN 23 2 16 PM '76

FELIX Z. HU... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238