FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

X Barbara Gifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 1976

Notary Public

MY COMMISSION EXPIRES: 29 Dec 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stephen Douglas Kane, Attorney at Law, Life & Casualty Tower, Nashville, Tn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Porter Maxwell et ux	First Federal Savings & Loan Ass.	MAP 145-8
(NAME) 1101 Ridgeview Drive	(NAME) 236 4th Avenue, North	PAR 3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	OH-11642
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George E. Gifford and Wife, Barbara Gifford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Porter Maxwell, Jr., and Wife, Marie D. Maxwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being lot No. 13 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

BEGINNING on the southerly margin of Ridge View Drive at the northwest corner of the property conveyed to William Roy Baker, Jr., and Wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1855, page 302, Register's office for said County, being the corner of lots Nos. 12 and 13; thence with the line between said lots, southwardly 394.4 feet; thence north 84 deg. 29' west 167.90 feet to the corner of lots Nos. 13 and 14; thence with the line between said two lots, northwardly 407.4 feet to the southerly margin of Ridge View Drive, thence with same, eastwardly 200.35 feet to the beginning.

BEING the same property conveyed to Raymond A. Perry and Wife, Dorcas G. Perry, by deed from Laura Lea Robertson, of record in book 1357, page 497, Register's office for said County, the said Raymond A. Perry having since died.

BEING the same property conveyed to George E. Gifford and Wife, Barbara Gifford, by installment deed from Dorcas G. Perry, or record in book 4567, page 970.

This is unimproved ( ) improved (X) property, known as 1101 Ridgeview Drive, Nashville, Tennessee 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 3rd day of March, 1976

X George E. Gifford

X Barbara Gifford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Wenona E. Hamilton, a Notary Public in and for said County and State, the within named George E. Gifford and, Wife, Barbara Gifford

the bargainors 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 3rd day of March 19 76

Commission expires May 2, 1979

Wenona E. Hamilton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
George E. Gifford and Wife,
Barbara Gifford

TO
M. Porter Maxwell, Jr. and Wife,
Marie D. Maxwell

D 39196

IDENTIF. REFERENCE

MAR 8 1 59 PM '76

FELIX Z. REGISTER
DAVIDSON CO. TENN.

MAR 8 76	CONV		90,000.00		
MAR 8 76	CONV		13,500.00		
MAR 8 76	S'TAX	B*	269.10		
MAR 8 76	PR'FEE	B*	.50		
MAR 8 76	W'DEED	B*	4.00	*	27[illegible]60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.