This instrument was prepared by James L. Freeman, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 5010 PAGE 453

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy D. Gifford et ux (NAME)	First Federal Savings (NAME)	Map 43-6
1028 Heritage Village Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 58
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	11D59920

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of the indebtedness payable to First Federal Savings & Loan Association of Nashville; and secured by a deed of trust executed by Roy D. DePriest and wife, Judy DePriest, to T. I. Holman, Jr., Trustee, of record in Book 4632, page 712, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay;

We, Roy D. DePriest and wife, Judy DePriest, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Billy D. Gifford and wife, Bobbie J. Gifford, herein called the Grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section II, Madison Park, as of record in Book 3106, page 141, Register's Office for said County.

Said lot fronts 73 feet on the north side of Roosevelt Avenue and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Roy D. DePriest and wife, Judy DePriest, by deed from Sarah Jackson Stewart and husband, Orval C. Stewart, of record in book 4632, page 710, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 3459, page 406, as amended in book 3460, page 337; and restrictions of record in book 4135, page 520; said Register's Office; and setbacks, easements, and other limitations as shown on the recorded Plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,125.00

Subscribed and sworn to before me, this the 26th day of March 1976

Affiant Bobbie J. Gifford

My Commission expires: May 10 1976 (Affix Seal)

Notary Public Margaret E. Brown

This is improved (X) unimproved ( ) property, known as 617 Roosevelt Avenue, Madison, 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 Grantees, their XXXXXXXX *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,* as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their XXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 26th *day of* March, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy D. DePriest (Roy D. DePriest)

Judy DePriest (Judy DePriest)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5010 PAGE 454

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy D. DePriest and wife, Judy DePriest

the within named 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 Madison *Tennessee, this* 24th *day of* March, *19* 76.

Commission expires May 19, 1976 — *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 .....

WARRANTY DEED

FROM
Roy D. DePriest et ux

TO
Billy D. Gifford et ux

Return to:
FELLER BROWN REALTY & AUCTION
310 Gallatin Rd. S.
Madison, Tennessee 371

D 42457

IDENTIF. REFERENCE

MAR 31 10 17 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

MAR 31 76	CONV	22,120.00			
MAR 31 76	S'TAX		B*	57.46	
MAR 31 76	PR'FEE		B*	.50	
MAR 31 76	W'DEED		B*	4.00	* 61.96