This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

BOOK 5117 PAGE 79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 1977.

Notary Public

My commission expires April 24, 1978

Address new owners as follows: Gifford Investments, a Partnership
P. O. Box 707
Franklin, Tennessee 37064

Send Tax Bills to: Same

Map-Parcel Numbers
Part Of
Map 163
Par. 201

WARRANTY DEED

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, ROBERT A. McDOWELL AND WIFE, PATRICIA McDOWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GIFFORD INVESTMENTS, A PARTNERSHIP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Ragan-Smith & Associates, Inc., dated September 23, 1976, as follows:

Beginning at an existing iron pin on the southerly right-of-way of Bell Road, State Route 6158, said iron pin being 40' from the centerline of said road, and being North 00 deg. 31' 40" West 10.0 feet from the northwest corner of Cloverleaf Estates, Section 1, Lot No. 1 as evidenced in Plat Book 3700, page 99, Register's Office for said County, thence leaving the right-of-way of Bell Road on common line between herein described and said Lot No. 1, South 00 deg. 31' 40" East, 235.00 feet to an iron pin set, thence, North 84 deg. 42' 55" West, 310.97 feet to an iron pin set, thence; North 00 deg. 41' 00" East, 210.00 feet to an iron pin set on said right-of-way of Bell Road; thence, with the same South 89 deg. 19' 00" East, 305.00 feet to the point of beginning and containing 68,376 square feet or 1.57 acres, more or less.

Being part of the same property conveyed to Robert A. McDowell, by deed from William R. Chasteen, Executor of the Will of William Washington Carper, deceased of record in Book 4034, page 945, said Register's Office.

Grantors reserve unto themselves and their heirs, assigns, and successors in interest, a permanent non-exclusive easement for vehicular, pedestrian and other traffic over the property described below; said easement to be for the use of any member of the public having a lawful right to transact business with or visit upon any of the property adjacent to the property herein conveyed.

Easement:

Beginning at a concrete monument on the southerly margin of Bell Road, (State Route 6158) said point being the northeast corner of herein described tract, and being North 00 deg. 31' 40" West 10.0 feet from the northwesterly corner of Lot No. 1, Section One, Cloverleaf Estates, as of record in Plat Book 3700, page 99, said Register's Office, thence; leaving said margin, South 00 deg. 31' 40" East 10.00 feet to said northwest corner of Lot No. 1, and continuing on common line between herein described tract and said Lot No. 1, 65.02 feet to an iron pin, thence; North 89 deg. 19' 00" West, 306.59 feet to a point, thence; with the westerly line of herein described tract, North 00 deg. 41' East 75.0 feet to a concrete monument on the southerly margin of Bell Road, thence; with the same, South 89 deg. 19' 00" East, 305.00 feet to the point of beginning and containing 0.53 acres, more or less.

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 14 day of December, 1976.

Robert A. McDowell

Patricia McDowell

Robert A. McDowell

Patricia McDowell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William J Butler,
a Notary Public in and for said County and State, the within named Robert A. McDowell and wife, Patricia McDowell, 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 14th day of December, 1976.

William J Butler
Notary Public

My Commission Expires:
July 28, 1980

WILLIAM J. BUTLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 60277

IDENTIF. REFERENCE

FEB 22 11 53 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB22'77	CONV	75,000.00			
FEB22'77	S'TAX		B*	195.00	
FEB22'77	PR'FEE		B*	.50	
FEB22'77	W'DEED		B*	6.00	* 201.50