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This instrument was prepared by GRISSIM AND SHEETT, Attorneys, Court Square Building, Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William C. Gifford, et ux	same	Map 48
(NAME) Rt #1		p/o Par. 84
(STREET ADDRESS OR ROUTE NUMBER) Dry Creek Rd.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------(10.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, including the payment in full of a note dated November ____, 1975, in the original principal amount of $21,500.00, which was security for the subject property under an installment deed of record in Book 4971, page 881, Register's Office for Davidson, County, Tennessee.

Danny W. Sneed and wife, Pauline M. Sneed

have bargained and sold, and by these presents do transfer and convey unto the said William C. Gifford and wife, Sue Drake Gifford

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as Tract No. 3 on the Map of the William C. Gifford property and described according to a survey made by Wayne S. Cooper, dated August 22, 1966, as follows:

Beginning at a point in the center of Dry Creek at the northeast corner of the property conveyed to Horace Riddle and wife, by deed from William C. Gifford and wife, as of record in Book 4055, page 290, Register's Office for said County; thence with the center of said Creek, south 47° 11' east 104 feet to a point and south 33° 42' east 14.2 feet to a point; thence leaving said Creek and crossing a Road, south 41° 22' west 410 feet to a point in the center line of another Road; thence with the same as follows: north 62° 16' west 36 feet to a point and north 57° 50' west 183.8 feet to a point at a turn in the Road; thence leaving said Road, north 50° 20' west 123.1 feet to a point; thence north 54° 23' east 57.8 feet to a point; thence north 53° 27' east 35 feet to a point, the southwest corner of the Riddle property above referred to; thence along Riddle's southerly and easterly line, as follows: south 50° 48' east 105.65 feet to a point; thence north 56° 54' east 343 feet to a point; thence north 15° 55' east 45 feet to the point of beginning, containing 2 acres, more or less.
Being the same property conveyed to Danny W. Sneed and wife, Pauline M. Sneed by deed from William C. Gifford and wife, Sue Drake Gifford, of record in Book _____, page _____, Register's Office for said County.
This conveyance is made subject to an easement for the flow of Dry Fork Creek and also title to that portion of the premises embraced within the bounds of any roads or highways.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd. day of March, 1977.

Danny Wayne Sneed
Danny W. Sneed

Pauline M. Sneed
Pauline M. Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Sneed and wife, Pauline M. Sneed

the 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, this 2nd day of March, 1977.

My commission expires Oct. 1, 1979 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, , a Notary Public of the State and County aforesaid, personally appeared R-25 CONV 23,500.00 and , with whom I am personally acquainted, and who, upon oath, acknowledged R-25 STAX B* 61.10 to be and respectively of the R-25 RECFEE B* .50 , the within named bargainor, a corporation, and that GRANTOR as such R-25 MTGTAX B* 4.00 * and 65.60 , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this 2nd day of March, 1977.

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 2nd day of March, 1977.

My commission expires May 8, 1978 Notary Public

DAVIDSON NOTARY PUBLIC AT LARGE STATE

This instrument was prepared by:

GRISSIM AND SHORT	200 Court Square Bldg. Nashville, TN
Name	Address

WARRANTY DEED

FROM Danny W. Sneed and wife,

TO Pauline M. Sneed

William C. Gifford and wife,

Sue Drake Gifford

D91692

IDENTIFICATION REFERENCE

MAR 2 10 43 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219