WARRANTY DEED

BOOK 5165 PAGE 592

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Sanders and wife, Mary M. Sanders	Same	
(NAME)	(NAME)	To be assigned
R.t. 1 Box 174		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN		
(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 Sue D. Gifford,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Sanders and wife, Mary M. Sanders, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee and being Tract No. 4 according to a survey by Harold Cole, Surveyor, March 2, 1977, and more particularly described as follows:

Beginning at an iron pin in the northeast corner of Jones and Dry Fork Creek, thence; along Dry Fork Creek S 39° 35' E a distance of 45.42 feet, thence; S 59° 44' E a distance of 106.46 feet, thence; leaving said creek and crossing Dry Fork Road S 40° 45' W a distance of 259.30 feet to a metal post, thence; S 65° 37' W a distance of 210.38 feet to an iron post, thence; N 83° 23' W a distance of 866.04 feet to an iron pin, thence; S 57° 33' W a distance of 540.30 feet to an iron pin, thence; N 3° 44' E a distance of 450.0 feet, thence; along Jones southerly margin S 83° 43' E a distance of 1,267.13 feet to a post, thence; N 46° 10' E a distance of 369.09 feet across Dry Fork Road to the point of beginning containing 6.63 acres more or less.

Being part of the same property conveyed to William C. Gifford and wife, Sue D. Gifford, of record in Book 3407, page 98 and Book 4322, page 49, 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 $47,500.00

Subscribed and sworn to before me, this the 29 day of June 1977

Affiant

My commission expires: 2-10-81

Notary Public

(Affix Seal)

This is unimproved ( ) 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 James E. Sanders and wife, Mary M. Sanders, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Sanders and wife, Mary M. Sanders their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 29 *day of* June, 19 77, *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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William C. Gifford and wife, Sue D. Gifford,

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 Nashville, *Tennessee, this* 29 *day of* June, *19* 77.

M. Norris Jenkins *Notary Public*

Commission expires 2-10-81

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 .....

E 11938

WARRANTY DEED

FROM

WILLIAM C. GIFFORD, ET UX

TO

JAMES E. SANDERS, ET UX

IDENTIF. REFERENCE

JUN 30 9 30 AM '77

REGISTER
DAVIDSON CO., TENN.

JUN 30 77	CONV	47,500.00			
JUN 30 77	S TAX		B*	123.50	
JUN 30 77	PR FEE		B*	.50	
JUN 30 77	W DEED		B*	4.00	* 128.00

This Instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211