BOOK 5176 PAGE 168

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eleazar W. Anderson, et ux	Same	To be assigned
Route 1 Dry Fork Road (NAME: STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	
Whites Creek, TN 37189 (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 wife, Sue D. Gifford,

have this day bargained and sold, and do hereby transfer and convey unto the said Eleazar W. Anderson and wife, Phyllis A. Anderson,

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. 3 according to a survey by Harold Cole, Surveyor, March 2, 1977, and more particularly described as follows:

BEGINNING at an iron pin in the middle of Dry Fork Road and the northeast corner of Sanders of record in Book 5165, page 592; thence along Sanders S 40° 45' W a distance of 259.30 feet to a metal post; thence S 65° 37' W a distance of 210.30 feet to an iron pin; thence N 83° 23' W a distance of 866.04 feet to an iron pin; thence along Vaden, S 45° 3' W a distance of 693.17 feet to a stake; thence S 53° 30' E a distance of 379.50 feet to a large birch; thence along a 50 foot right-of-way N 25° 17' E a distance of 516.43 feet; thence N 36° 16' E a distance of 170 feet; thence N 72° 31' E a distance of 260 feet; thence N 37° 20' E a distance of 99.15 feet to the center of Dry Fork Road; thence following the center of Dry Fork Road across a 50 foot right-of-way S 54° 46' E a distance of 100.58 feet to the center of a bridge; thence N 29° 26' W a distance of 126.89 feet along the center of a creek; thence N 59° 44' W a distance of 257.94 feet to the point of beginning containing 9.93 acres more or less.

CONTINUED ON THE NEXT PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 22nd day of July, 1977

Affiant

My commission expires: 2-10-81 (Affix Seal)

Notary Public

( ) unimproved
( ) This is improved property, known as RR #1 Whites Creek, Tennessee 37189 (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 Eleazar W. Anderson and wife, Phyllis A. Anderson,

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* Eleazar W. Anderson and wife, Phyllis A. Anderson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* July, 1977, *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
WILLIAM C. GIFFORD

Sue D. Gifford
SUE D. GIFFORD

RECEIVED FOR

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 22nd day of July, 1977.

NORRIS JENKINS NOTARY PUBLIC AT LARGE OF TENNESSEE

Notary Public

Commission expires 10-21

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.....

Being part of the same property conveyed to William C. Gifford and wife, Sue D. Gifford, of record in Book 4333, page 157 and Book 3407, page 98, Register's Office for Davidson County, Tennessee.

JUL 27 77	CONV	35,000.00				
JUL 27 77	S'TAX		B*	91.00		
JUL 27 77	PR'FEE		B*	.50		
JUL 27 77	W'DEED		B*	4.00	*	95.50

WARRANTY DEED

FROM

William C. Gifford, et ux

TO

Eleazar W. Anderson, et ux

E 16732

IDENTIF. REFERENCE

JUL 27 12 38 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

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