This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5343 PAGE 881

# TRUSTEE'S QUITCLAIM DEED

| NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL NO.: |
|---|---|---|
| William C. Gifford et ux<br>P. O. Box 216<br>Whites Creek, TN 37189 | Same | 58-16-23 |

SEP 29 8 MISC B* 6.00 * 6.00

WHEREAS, on the 18th day of March, 1977, William C. Gifford and wife, Sue Gifford, conveyed the property herein described to Dorothy M. Veach and Odie Thomas Veach, Jr., by Installment Deed of record in Book 5213, page 16, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Grantees joined in said Deed and conveyed said property to Sam D. Hodges, III, Trustee, for the purpose of securing the Note described in said Deed; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested Sam D. Hodges, III, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Sam D. Hodges, III, Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on September 21, 1978, at 12:01 P.M.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Sam D. Hodges, III, Trustee, offered the property herein described for sale at public outcry and sold said property to WILLIAM C. GIFFORD and wife, SUE GIFFORD, for the sum of Fourteen Thousand, Eight Hundred Sixty-three and 6/100 Dollars, which amount was the highest, best, and last bid received.

NOW, THEREFORE, in consideration of the sum of Fourteen Thousand, Eight Hundred Sixty-three and 6/100 Dollars, cash in

hand paid, the receipt of which is hereby acknowledged, I, SAM D. HODGES, III, Trustee, do hereby bargain, sell and quit-claim, and by these presents do hereby transfer and convey unto the said WILLIAM C. GIFFORD and wife, SUE GIFFORD, (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being Tract No. 7 of the Edward W. Thompson property, described according to a survey by Southeastern Engineering Company, Lewis Mefford, Surveyor, under date of October 15, 1967, as revised April 18, 1968, as follows:
>
> Beginning at a point in the northerly margin of Ridge Hill Drive, said point being 1,090.18 feet west of the southwest corner of the M. E. Spruill property of record in Book 3761, page 337, Register's Office for said County, as measured along the northerly margin of Ridge Hill Drive; thence North 13° 05' East a distance of 375.41 feet to a point in the south line of the Martin property; thence North 69° 10' West a distance of 405.41 feet with the Martin property south line to a point; thence South 1° 38' West a distance of 378.10 feet to a point in the north margin of Ridge Hill Drive; thence southeastwardly with the north margin of Ridge Hill Drive 341.52 feet to the point of beginning and containing 3.01 acres, more or less.
>
> Being the same property conveyed to Dorothy M. Veach and Odie Thomas Veach, Jr., by deed from William C. Gifford and wife, Sue Gifford, of record in Book 5213, page 14, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes and the aforementioned Installment Deed.

And I do further transfer, assign, and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand on this the 21st day of September, 1978.

Sam D. Hodges III, Trustee
SAM D. HODGES, III, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sam D. Hodges, III, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 1978.

Theresa Mutchler
NOTARY PUBLIC

My commission expires:

Feb 4, 1980

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ NONE.

J. M. Grissim
AFFIANT

Subscribed and sworn to before me this 21st day of September, 1978.

Theresa Mutchler
NOTARY PUBLIC

My commission expires:

Feb 4, 1980

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IDENTIF. T REFERENCE

SEP 29 9 20 AM '78

FELIX ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.