BOOK 5375 PAGE 232

This Instrument Prepared By:

W. Lee Corbett
INGRAHAM, YOUNG & CORBETT
21st Floor, Parkway Towers
Nashville, TN 37219

WARRANTY DEED

New Owner:

John P. Gifford
2 Peach Blossom Square
Nashville, TN 37205

Send Tax Bills To:

Same

Map. 104-13
Par. 85

For and in consideration of Ten Dollars and other good and valuable considerations paid by JOHN P. GIFFORD and wife, FLORENCE D. GIFFORD, Grantees, the receipt of which is hereby acknowledged, JAMES M. ELLIOTT, JR., and his wife, EUGENIA J. ELLIOTT, Grantors, have bargained and sold and by these presents does transfer and convey unto the said JOHN P. GIFFORD and wife, FLORENCE D. GIFFORD, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plat of Peach Blossom Square, as of record in Book 3842, page 250, Register's Office for said County, described as follows:

BEGINNING on the north margin of Peach Blossom Square, at the corner of Lots Nos. 2 and 4; thence with the margin of said Square, east 38.11 feet to a monument; thence around a curve in a northeasterly direction 39.16 feet to a monument in the west margin of Craighead Avenue; thence with said Avenue, north 100.10 feet to a monument; thence west 63.54 feet to the corner of Lots Nos. 2 and 4; thence south with the line between said Lots, 124.99 feet to the beginning.

Being the same property conveyed to James M. Elliott, Jr. and wife, Eugenia J. Elliott by Deed from Fort Realty Company of record in Book 4332 page 673, Register's Office, Davidson County, Tennessee.

This is improved property, known as 2 Peach Blossom Square, Nashville, TN 37205.

This conveyance is made subject to the following:

1. Metropolitan taxes for the year 1978 which are to be prorated at the closing.

2. Supplemental agreement between Shirley Johnson Douglas and John H. Haley, Jr., dated May 31, 1967, as referred to in deed of record in book 4141, page 595, Register's Office for said county.

3. Easements, setback lines, restrictions and conditions shown on plan of Peach Blossom Square of record in book 3842, page 166, Register's Office for said county.

4. Restrictive covenants of record in book 4281, page 942, Register's Office for said county.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantors do covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as hereinabove set forth.

Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land herein conveyed to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 9th day of November, 1978.

JAMES M. ELLIOTT, JR.

EUGENIA J. ELLIOTT

F.0524.0

IDENTIF. REFERENCE T

DEC 14 3 11 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

DEC 14 78 CONV $9,500.00) 159.50000
DEC 14 78 S'TAX $50,000.00 * 14.70
DEC 14 78 PR'FEE * .50
DEC 14 78 CONW'DEED * 6.00 * 421.20

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 James M. Elliott, Jr., and wife, Eugenia J. Elliott, 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 this 9th day of December, 1978.

George W. Pickens
Notary Public

My commission expires 12/5/79.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $159,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lillian C. Ingram
Affiant

Sworn to and subscribed to before me this the 9th day of December, 1978.

George W. Pickens
Notary Public

My commission expires 12/5/79

Please return to:

GEO. L. WADLEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201