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

BOOK 5382 PAGE 198

TRUSTEE'S QUITCLAIM DEED

NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
W. C. Gifford et ux P. O. Box 216 Whites Creek, TN 37189	Same	48 69 PW

JAN-5 MISC B* 8.00 * 8.00

WHEREAS, on the 10th day of August, 1976, William C. Gifford and wife, Sue D. Gifford, conveyed the property herein described to Kenneth W. Morris and Theresa L. Harris by Installment Deed of record in Book 5056, page 395, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Grantees joined in said Deed and conveyed said property to Hunter Short, Trustee, for the purpose of securing the Notes 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 Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, 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 December 14, 1978, at 12:01 P.M.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, 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 Thirty-three Thousand and No/100 ($33,000.00) Dollars, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of Thirty-three Thousand and No/100 ($33,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, HUNTER SHORT, Trustee, do hereby bargain, sell and quitclaim, 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:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the Subdivision of the W. J. Drake Lands, as of record in Minute Book "J", pages 396 and 397, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 8, 1959, as follows:

BEGINNING at a stake at a walnut stump, being the southeast corner of said Lot No. 9; thence north 89° west 1164 feet to a railroad spike in the center of the intersection of Drakes Branch Road and a public road; thence north 76° west 337 feet to a fence corner; thence north 0° 45' east 20 feet, more or less, to the northerly margin of a public road; thence with the same, easterly 14 feet to a point; thence northerly 107 feet to a point; thence westerly 14 feet to a point; thence north 0° 45' east 920 feet, more or less, to a stake on a ridge; thence north 46° east 412.5 feet to a stake on a ridge; thence north 61° east 231 feet to a stake on a ridge; thence south 86° east 330 feet to a stake on a ridge; thence south 21° east 259 feet to a stake on a ridge; thence south 8° east 396 feet over a saddle to a stake on a ridge; thence with a fence line, south 5° east 544.5 feet to a stake on a ridge; thence with the same south 61° 30' east 528 feet to a stake on a ridge; thence south 7° west 82.5 feet to the beginning, containing 33.5 acres.

There is included in the above described tract but specifically excluded from this conveyance a certain tract or parcel of land containing 1.23 acres according to a survey by James Brewer of September 4, 1973, as follows:

BEGINNING at an iron pipe in the southwest corner of the Kenneth B. Jones property of record in Book 2997, page 587; thence along a road south 76° east 308 feet to an iron pipe and a 14 inch Elm; thence north 16° 10' west 121 feet; thence north 7° 10' west 131.5 feet to an iron pipe; thence south 89° 2' west 240 feet to an iron pipe; thence South 0° 45' west 36 feet; thence south 76° east 14 feet; thence south 0° 45' west 107 feet; thence north 76° west 14 feet; thence south 0° 45' west 20 feet to the point of beginning, containing 1.23 acres.

BEING the same property conveyed to Kenneth W. Morris and Theresa L. Harris by deed from William C. Gifford and wife, Sue D. Gifford, of record in Book 5056, page 395, Register's Office for said County.

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 26th day of December, 1978.

HUNTER SHORT, 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 Hunter Short, 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 26th day of December, 1978.

NOTARY PUBLIC

My commission expires: 2-4-80

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

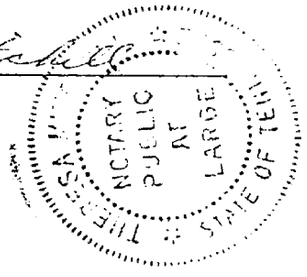
The actual consideration for this transfer is $ NONE .

AFFIANT

Subscribed and sworn to before me this 26th day of December, 1978.

NOTARY PUBLIC

My commission expires: 2-4-80



F. 0 8 2 0 2

IDENTIF. REFERENCE

JAN 5 10 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.