F.09663

BOOK 5385 PAGE 243

IDENTIF. REFERENCE

JAN 15 2 19 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 1979.

Notary Public

My commission expires: 12/5/79.

Address new owners as follows:
Mr. Donald S. MacNaughton
109 Lynwood Terrace
Nashville, Tennessee 37205

Send Tax Bills to:
Same

Map-Parcel Numbers
116-7
Par 6 Is

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the assumption by him and agreement to pay that certain indebtedness owed to First Federal Savings & Loan Association secured by a deed of trust of record in Book 4900, page 520, said Register's Office, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JOHN P. GIFFORD AND WIFE, FLORENCE D. GIFFORD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONALD S. MacNAUGHTON, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, being Three Tracts of land as shown together on an unrecorded plan by Parrish-Ragan, Inc., dated November 16, 1971, and also Reserved Parcel "A" on the Plan of Westhampton Place, of record in Book 3700, pages 95 and 96, all described together as follows: BEGINNING at an iron pin on the west margin of Lynwood Terrace, said point being the common front corner of this property and the property of Adah M. Gillette, as of record in Book 1470, page 7, said Register's Office; thence South 72 deg. 07' 45" West 285.6 feet to a point; thence with the line common to this property and that of James C. Bradford, Jr., as of record in Book 4444, page 647, said Register's Office, North 5 deg. 22' West 120.0 feet to a concrete monument; thence North 36 deg. 52' West 90.06 feet to a point in the south margin of Westhampton Place; thence with the curving margin of said Westhampton Place, easterly 172.7 feet to a concrete monument; thence continuing with said margin North 49 deg. 50' East 128.8 feet to a concrete monument, the beginning of a curve to the right having a radius of 30.0 feet; thence along said curve 56.3 feet to a concrete monument on the west margin of Lynwood Terrace, thence South 8 deg. 09' 10" East 256.22 feet to the point of beginning.

Being the same property conveyed to John P. Gifford and wife, Florence D. Gifford, by deed from Joanne Hampton Callis, et al., of record in Book 4535, page 467, said Register's Office, and by deed from Westhampton Properties, a joint venture composed of Fred R. Webber, Jr., George Volkert, and James H. Haley, Jr., of record in Book 4577, page 103, said Register's Office. This is improved property known as 109 Lynwood Terrace, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the aforesaid deed of trust of record in Book 4900, page 520, said Register's Office; restrictive covenants of record in Book 4076, page 963, said Register's Office; and the Plan of record in Book 3700, pages 95 and 96, said Register's Office, and 1979 real property taxes which have been prorated and assumed by said Grantee. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 12th day of January, 1979.

JOHN P. GIFFORD

FLORENCE D. GIFFORD

JAN 15 CONV .00 350,000.00
JAN 15 S'TAX B* 910.00
JAN 15 PR'FEE B* .50
JAN 15 W'DEED B* 4.00 * 914.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dinge W Pickens, a Notary Public in and for said County and State, the within named JOHN P. GIFFORD AND WIFE, FLORENCE D. GIFFORD, 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, Tennessee, on this the 12th day of January, 1979.

Dinge W Pickens
Notary Public

My Commission Expires:
12/5/79