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

BOOK 5400 PAGE 512

TRUSTEE'S QUITCLAIM DEED

NEW OWNERS: SEND TAX BILLS TO: MAP & PARCEL NO.:

William C. Gifford et ux Same
P. O. Box 216 Field Book 14D-1780
Whites Creek, TN 37189

WHEREAS, on the 17th day of March, 1978, William C. Gifford and wife, Sue Gifford, conveyed the property herein described to Jean Abbott Peters by Installment Deed of record in Book 5266, page 458, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Grantee 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 Notes 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 March 1, 1979, 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 One Hundred Thirty Thousand and No/100 ($130,000.00) Dollars, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of One Hundred Thirty Thousand and No/100 ($130,000.00) 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 14th Civil District of Davidson County, Tennessee, being a tract of land shown on a survey by Anthony P. Chapdelaine, Jr., Surveyor, undated, said tract being known as Cartel Courts, described as follows:
>
> BEGINNING at a point in the northerly margin of Tennessee State Highway No. 112 (Clarksville Highway), said point being the northwest intersection of Old Hickory Boulevard and Tennessee State Highway No. 112; thence with the northerly margin of said Tennessee Highway No. 112, North 54° 55' West 498.77 feet to a point; thence leaving said highway, North 31° 33' East 367.33 feet to a point; thence South 49° 31' East 375.26 feet to a stake in the margin of Old Hickory Boulevard; thence along the westerly margin of Old Hickory Boulevard along a slight curve having a radius of 975 feet, 297.29 feet to a point; thence South 3° 01' East 38.17 feet to a point in the beginning of a curve in the northwest intersection of Tennessee State Highway No. 112 and Old Hickory Boulevard; thence around said curve 59.83 feet to the point of beginning, containing 3.55 acres more or less.
>
> BEING the same property conveyed to Jean Abbott Peters by deed from William C. Gifford and wife, Sue Gifford, of record in Book 5266, page 458, 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 1st day of March, 1979.

HUNTER SHORT, Trustee

6126 03/02 6.00- CHECK

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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 12th day of March, 1979.

Theresa Mitchell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 2-4-80

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ NONE .

AFFIANT

Subscribed and sworn to before me this 12th day of March, 1979.

Theresa Mitchell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 2-4-80

F. I. 6 4 5 3

IDENTIF. REFERENCE

MAR 2 12 24 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.