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

6558

File Box 21

03/06 14:70 CHECK

TRUSTEE'S QUITCLAIM DEED

NEW OWNERS:

William Gifford
P. O. Box 216
Whites Creek, TN 37189

SEND TAX BILLS TO:

Same

MAP & PARCEL NO.:

To be assgn.x.

BOOK 5575 PAGE 518

WHEREAS, on the 16th day of June, 1978, Walter Charlie Word conveyed the property herein described to Jerry E. Gregory, Trustee, by Deed of Trust of record in Book 5305, page 277, Register's Office for Davidson County, Tennessee, for the purpose of securing the Note described in said Deed of Trust; and

WHEREAS, the holder of said Note, exercising his authority as such owner and holder, appointed Hunter Short as Substitute Trustee by instrument of record in Book 5560, page 781, said Register's Office; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said Note having requested Hunter Short, Substitute Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Substitute Trustee, did advertise, in accordance with the provisions of said Deed of Trust, to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on February 28, 1980, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to WILLIAM GIFFORD for the sum of Two Thousand and No/100 ($2,000.00) Dollars, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of Two Thousand and No/100 ($2,000.00) Dollars, cash in hand paid, the

receipt of which is hereby acknowledged, I, HUNTER SHORT, Substitute Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said WILLIAM GIFFORD (hereinafter referred to as "Grantee"), his heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being all of Lot No. 48 and the westerly feet of Lot No. 47 in the George E. Jackson's Subdivision of the Marable Tract, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 48 and the westerly feet of Lot No. 47 adjoin and front on the southerly side of Torbett Street, formerly Murry Street, and run back between parallel lines 115 feet to an alley.
>
> That part of Lot No. 47 conveyed by deed from Sallie Digging to Georgia Mae Phillips as of record in Book 2497, page 336, said Register's Office, is excluded from the above description.
>
> Being the same property conveyed to Walter Charlie Word by deed from William Gifford and wife, Sue Gifford, of record in Book _____, page _____, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust 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 4th day of March, 1980.

HUNTER SHORT, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5575 PAGE 520

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Short, Substitute 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 4th day of March, 1980.

Bettie Jane Watson
NOTARY PUBLIC

My commission expires: 10/17/82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ~~NONE~~ 2000.00.

William C. Gifford
~~AFFIANT~~

Sworn to and subscribed before me this 4th day of March, 1980.

Bettie Jane Watson
NOTARY PUBLIC

My commission expires: 10/17/82

MAR 6 12 07 PM '80
FEE $ REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 79563

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5575 PAGE 521

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2000.00- CO
5.20 CO TX
.50 PRFEE
5.00 WDEED
CHECK 14.70-
6556A03/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79563

IDENTIF. REFERENCE

MAR 6 12 07 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 745730