4017 06/13 17.00- CHECK

This instrument [illegible] by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard Babb	Same	21
(NAME) 6319 Clarksville Hwy	(NAME)	6/076
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tenn 37080	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5612 PAGE 370

For and in consideration of the sum of Four Thousand, Two Hundred Eighty and No/100------
----------($4,280.00)---------- DOLLARS

cash, the receipt of which is hereby acknowledged,

We, William Gifford and wife, Sue Gifford,

have bargained and sold, and by these presents do transfer and convey unto the said Howard Babb,
a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 22, 1980, and known as Job No. 80-071 as follows:

BEGINNING at an iron pin, the southwest corner of the Van Wilson land of record in Deed Book 2598, page 383, R.O.D.C., Tennessee, said point of beginning also being the southernmost corner of this tract; thence with the line of the aforesaid Van Wilson land N 52°08'19" E 713.35' to an iron pin, the southwest corner of the Howard Babb land of record in Deed Book 4250, page 866, R.O.D.C., Tenn.; thence leaving the Van Wilson line and with the line of said Howard Babb land N 13°40'14" W 573.15' to a concrete monument; thence leaving Babb's line and severing what was formerly the Boyd M. Babb land of record in Deed Book 4823, page 514, R.O.D.C., Tenn., S 23°16'03" W 1,082.79' to the point of beginning, containing 4.28 acres, more or less.

BEING part of the property conveyed to William Gifford by deed from Boyd M. Babb, Administrator, et al., as of record in Book 5600, page 855, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th **day of** June, 19 80.

William Gifford
WILLIAM GIFFORD

Sue Gifford
SUE GIFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5612 PAGE 371

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Gifford and Sue Gifford

the bargainor S, 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, this 13 day of June, 1980.

My commission expires 6-14-83 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,280.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ Howard A. Babb

Sworn to and subscribed before me this 13th day of June, 1980.

My commission expires 10/17/82 Notary Public

This instrument was prepared by:

HUNTER SHORT, Attorney, 1400 American Trust Bldg., Nashville, TN 37201
Name Address

RUSH

WARRANTY DEED

FROM

WILLIAM GIFFORD and wife, SUE GIFFORD

TO

HOWARD BABB, a single person

F93083
F93283

IDENTIF. REFERENCE

JUN 13 8 58 AM '80

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

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5612 PAGE 372

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
			4200.00-	CO
			11.13	CO TX
			.50	PRFEE
			6.00	MGELD
			CHECK	17.63-
4017A06/13/80			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 93283

IDENTIF. REFERENCE

JUN 13 8 58 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 761707