This instrument prepared by:
Attorney
1400 American Trust Building
Nashville, Tennessee 37201

# WARRANTY DEED

BM 21

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| W. C. Gifford | Same | 83-2-43 |
| (NAME) | (NAME) | |
| P. O. Box 216 | BOOK 5685 PAGE 567 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 27W-23740 |
| Whites Creek, TN 37189 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)----------
Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the indebtedness as secured by installment deed of record in Book 5185, page 822, Register's Office for Davidson County, Tennessee, to secure to M. H. Webb and wife, Ida Nell Webb, the payment of of a note dated June 13, 1977, in the original principal amount of $10,500.00, payable as therein specified;

We, William Houston Mitchell, Sr., and wife, Ora Frances Mitchell,

have this day bargained and sold, and do hereby transfer and convey unto the said W. C. Gifford,

his (successors), heirs and assigns,

certain real estate in / County, Tennessee, as follows:
Davidson

LAND in Davidson County, Tennessee, being the easterly 46 feet of Lot No. 2 and the westerly 6 feet of Lot No. 3 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front together 52 feet on the north side of Greenwood Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to William Houston Mitchell, Sr., and wife, Ora Frances Mitchell, by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 5185, page 822, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 1st day of December 19 80

Affiant

My commission expires: 10/9/82
(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1413 Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
W. C. Gifford,
his (successors),
heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereinabove set forth.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said W. C. Gifford,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of December, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Houston Mitchell Sr.
WILLIAM HOUSTON MITCHELL, SR.

Ora Frances Mitchell
ORA FRANCES MITCHELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* William Houston Mitchell, Sr., and Ora Frances Mitchell

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledge*d that they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 1st *day of* December, *19* 80.

Lottie Jane Wilson *Notary Public*

*Commission expires* 10/7/82

STATE OF TENNESSEE }
COUNTY OF }

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

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

.....*Notary Public*

*Commission expires* .....

THIS INSTRUMENT WAS PREPARED BY:

HUNTER SHORT, ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

7845 19703 61.10- CHECK

G 20039

IDENTIF. REFERENCE

DEC 3 11 39 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM HOUSTON MITCHELL, SR., and wife, ORA FRANCES MITCHELL

TO

W. C. GIFFORD

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5685 PAGE 569

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

21000.00- CO
54.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 61.10-
7845A12/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20039

IDENTIF. REFERENCE

DEC 3 11 39 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 795196