THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5982 PAGE 107

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William C. Gifford P. O. Box 216 Whites Creek, TN 37189	Same	22-30

For and in consideration of the sum of One Hundred Five Thousand Dollars ($105,000), cash in hand paid, the receipt of which is hereby acknowledged, First American Bank of Nashville, N.A., a national banking association with its principal office in Nashville, Tennessee, as Trustee under the Last Will and Testament of Robert A. McDowell, deceased, Anna Johnson White, Leonard W. Yokley, Marvin J. Terrell, and J. Campbell Jenkins ("Grantors") have bargained and sold, and by these presents do transfer and convey unto the said William C. Gifford, his heirs and assigns ("Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the second civil district of Metropolitan Nashville, Davidson County, Tennessee bounded on the north by Interstate Highway I-24 North and on the west by U. S. Highway 431, Whites Creek Pike, and being more fully described as follows:

Beginning at a concrete highway monument on the east margin of U. S. 431, Whites Creek Pike, at the end of the controlled access fence, said point of beginning being located 60' east of Station 32+10 in the centerline of Whites Creek Pike as shown on State Highway plans I-24-9(3)32, Sheet #13B; thence,

1. With a controlled access fence, N 13° 46' 56" W, a distance of 911.79' parallel to and 60' east of the centerline of Whites Creek Pike, U. S. 431, to a concrete monument on the south right-of-way of I-24; thence,

2. With a controlled access fence, S 80° 01' 02" E, a distance of 642.32' to a concrete highway monument; thence,

3. Continuing with the south right-of-way of I-24 and controlled access fence, S 79° 43' 49" E, a distance of 196.87' to a concrete monument; thence,

4. With the south right-of-way of I-24 and controlled access fence, along a curve to the right having a radius of 5549.58' and a central angle of 1° 50' 22"

(and a chord bearing and distance of S 78° 02' 55" E, 178.16') a distance of 178.17' to an iron pin the northwest corner of the property conveyed to Artie G. Brooks by deed of record in Book 3802, page 838, R.O.D.C., Tennessee; thence,

5. With a fence and Artie G. Brooks west line, S 7° 48' 10" W, a distance of 957.71' to an iron pin in the west line of the Artie G. Brooks property; thence,

6. With a fence along the west line of the Brooks property, property conveyed to Ethel A. Graves, et ux, by deed of record in Book 3282, page 497, and property conveyed to Horace B. Bennett, et ux, by deed of record in Book 3376, page 203, said Register's Office, S 7° 04' 52" W, a distance of 828.47' to an iron pin at the northeast corner of the property conveyed to Charles Harvison by deed of record in Book 4762, page 919, R.O.D.C., Tennessee; thence,

7. With a fence, Harvison's north line, S 77° 33' 57" W, a distance of 320.55' to an iron pin on the east margin of Whites Creek Pike, U.S. 431, Harvison's northwest corner; thence,

8. With the east margin of Whites Creek Pike, N 13° 15' 55" W, a distance of 1076.84' to an iron pin; thence,

9. Continuing with the east margin of Whites Creek Pike, N 13° 46' 56" W, a distance of 85.00' to an iron pin; thence,

10. N 76° 13' 04" E, a distance of 30.00' to the point of beginning and containing 28.385 acres.

Being a part of the property conveyed to Robert A. McDowell, J. Olin White, Leonard W. Yokley, Marvin J. Terrell, and J. Campbell Jenkins, by Installment Deed of record in Book 3874, page 976, Register's Office of Davidson County, Tennessee, the interest of Robert A. McDowell having been devised to First American Bank of Nashville, N.A., as Trustee under the Last Will and Testament of Robert A. McDowell, of record in Will Book 130, page 208, Office of the Probate Clerk of Davidson County, Tennessee, and the interest of J. Olin White having been devised to Anna Johnson White, by the Last Will and Testament of J. Olin White of record in Will Book 45, page 450, Office of the County Court Clerk of Williamson County, Tennessee.

Included in the previously described property but expressly excluded from this conveyance is a tract containing 1.04 acres conveyed to Gifford Investments, a Partnership composed of Gifford Trust, Florence Gifford, George E. Gifford, John P. Gifford, Jr., and Florence G. Blair by installment deed of record in Book 5249, page 592, said Register's Office, and described as follows:

To reach the point of beginning of said 1.04 acre tract, go N 76° 13' 04" E, a distance of 50.00' from the point of beginning of said 28.385 acre tract to an iron pin at the point of beginning of said 1.04 acre tract; thence,

1. With a line 50' east of and parallel to the easterly right-of-way of Whites Creek Pike, N 13° 46' 56" W, a distance of 270.00' to an iron pin; thence,

2. N 76° 13' 04" E, a distance of 170.00' to an iron pin; thence,

3. S 13° 46' 56" E, a distance of 255.75' to an iron pin; thence,

4. Westerly with a curve having a radius of 600.00' and a central angle of 12° 30' 48" (and a chord bearing and distance of S 69° 57' 40" W, 130.78') a distance of 131.04' to an iron pin; thence,

5. S 76° 13' 04" W, a distance of 40.00' to the point of beginning containing 1.040 acres.

Also included in said 28.385 acre tract but expressly excluded from the property hereinabove conveyed is a cemetery, with respect to which Grantors hereby convey to Grantee all of their right, title, and interest. Said cemetery consists of 10 or more graves, is located along the northerly boundary of said 28.385 acre tract, and is described as follows:

To reach the point of beginning, begin at the concrete highway monument at the intersection of the southerly right-of-way of I-24 and easterly right-of-way of Whites Creek Pike, the northwest corner of said 28.385 acre tract; thence,

With the southerly right-of-way of I-24, S 80° 01' 02" E, a distance of 531.82' to the point of beginning; thence,

1. S 9° 58' 58" W, a distance of 100.00' to a point; thence,

2. S 80° 01' 02" E, a distance of 75.00' to a point; thence,

3. N 9° 58' 58" E, a distance of 100.00' to a point on the southerly right-of-way of I-24; thence,

4. N 80° 01' 02" W, a distance of 75.00' with the southerly right-of-way of I-24 to the point of beginning.

There is hereby reserved an ingress and egress easement, which easement may be relocated by Grantee, his successors and assigns, to said cemetery along the westerly and northerly lines of the 28.385 acre tract, described as follows:

Beginning at a point on easterly right-of-way of Whites Creek Pike, said point being located N 13° 46' 56" W, a distance of 270.00' from a concrete highway monument at the end of a controlled access fence; thence,

1. With the easterly right-of-way of Whites Creek Pike, N 13° 46' 56" W, a distance of 641.79' to a concrete monument on the south right-of-way of I-24; thence,

2. With the right-of-way of I-24, S 80° 01' 02" E, a distance of 531.82' to a point, the northwest corner of the cemetery described above; thence,

3. With the west line of said cemetery, S 9° 58' 58" W, a distance of 20.00' to a point; thence,

4. N 80° 01' 02" W, a distance of 462.84' to a point; thence,

5. With a curve to the left having a radius of 25.00' and a central angle of 113° 45' 54" (and a chord bearing and distance of S 43° 06' 01" W, 41.88') a distance of 49.64' to a point; thence,

6. S 13° 46' 56" E, a distance of 572.81' to a point; thence,

7. S 76° 13' 04" W, a distance of 20.00' to the point of beginning.

This conveyance is expressly subject to the following:

1. A lien for 1982 real property taxes, which have been prorated and are assumed by the Grantee.

2. Easements for two overflow fields, and the rights to construct public roadways and water mains over the areas set forth in the Easement Agreement of record in Book 5249, page 595, and the Agreement of record in Book 5249, page 600, as said Agreements are corrected by Agreement of record in Book 5982, page 100, said Register's Office.

3. The ingress and egress easement reserved above to the cemetery located along the northerly boundary of the property, and all rights of others in and to said cemetery.

This is unimproved property, known as Whites Creek Pike, Joelton, Tennessee.

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 Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth above, the covenants of First American Bank of Nashville, N.A. being made in as full and ample a manner as it can and should do but no further or otherwise.

And Grantors do further covenant and bind themselves, their 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 whomsoever, the warranties of First American Bank of Nashville, N.A. being made in as full and ample a manner as it can and should do but no further or otherwise.

Gloria H. Yokley, wife of Leonard W. Yokley, and Nancy D. Jenkins, wife of J. Campbell Jenkins, join in this Deed for the purpose of relinquishing any marital rights which they may have in the property herein conveyed, and W. E. Herod, Executor of the Estate of J. Olin White, joins in this Deed as he was authorized to execute this Deed by Order of the County Court of Williamson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates indicated in the acknowledgments below, to make this conveyance on the 23rd day of December, 1982.

FIRST AMERICAN BANK OF NASHVILLE, N.A.
Trustee under the Last Will and
Testament of Robert A. McDowell

By: _____
SENIOR VICE PRESIDENT

_____
Anna Johnson White

_____
Leonard W. Yokley

_____
Gloria H. Yokley

_____
Marvin J. Terrell

_____
J. Campbell Jenkins

_____
Nancy D. Jenkins

_____
W. E. Herod, Executor of the
Estate of J. Olin White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5982 PAGE 112

The actual consideration or value, whichever is greater, for this transfer is $105,000.

William Gifford
Affiant

Subscribed and sworn to before me, this 23rd day of December, 1982.

William K. Berry Jr.
Notary Public

My Commission Expires:
October 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. A. BYRN, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the SENIOR VICE PRESIDENT of First American Bank of Nashville, N.A., the within named bargainor, a national banking association, and that he as such SENIOR VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as SENIOR VICE PRESIDENT.

WITNESS my hand, at office in Nashville, Davidson County, Tennessee, this 17th day of December, 1982.

William A. Byrn Jr.
Notary Public

My Commission Expires:
October 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anna Johnson White, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 1982.

Barbara E Hawkins
Notary Public

My Commission Expires:
July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Leonard W. Yokley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 1982.

Edward N Patton
Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gloria H. Yokley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 1982.

Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Marvin J. Terrell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 1982.

Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, J. Campbell Jenkins, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 1982.

Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nancy D. Jenkins, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 1982.

Notary Public

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, W. E. Herod, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 1982.

Barbara E. Hawkins
Notary Public

My Commission Expires:

July 27, 1986

H 22923

IDENTIF. REFERENCE

DEC 23 1 23 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5982 PAGE 116

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

10560.00-	CO
273.00	CO TX
.50	PRFEE
27.00	WDEED
CHECK	300.50-
7265A12/23/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22923

IDENTIF. T REFERENCE

DEC 23 1 23 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917474