jmp38/10/4/84

6383 345

FROM: McDowell Development Corporation
TO: William C. Gifford

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

William G. Gifford
P. O. Box 16
Whites Creek, TN 37189

SAME

40; 148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 1984.

Notary Public

My Comm. Expires: 9-21-85

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by William C. Gifford, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McDowell Development Corporation, a Tennessee Corporation, hereinafter referred to GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the land to GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on this 2 day of Oct, 1984.

MCDOWELL DEVELOPMENT CORPORATION

BY: David S. Gary, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Patricia A. Stone, a Notary Public in and for the County and State aforesaid, personally appeared David S. Gary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of McDowell Development Corporation, the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Nashville Tennessee, this the 5th day of October, 1988.

Patricia A. Stone
NOTARY PUBLIC

My Commission Expires: 7-21-89

PATRICIA STONE NOTARY PUBLIC DAVIDSON

BOOK 6393 PAGE 346

EXHIBIT A

Being Lot 1 on the Plan of Section Two, Hickory Hills Subdivision, of record in Book 6200, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to McDowell Development Corporation, a Tennessee corporation, by installment deed from Noble C. Caudill, II, an unmarried man, and Larry Westbrook, Trustee, with full power to convey, transfer, lease, sell or mortgage, of record in Book 4696, page 9, Register's Office for Davidson County, Tennessee.

BOOK 6393 PAGE 347

Exceptions:

1. Taxes for 1984, which shall be the responsibility of Grantee.

2. Restrictive Covenants of record in Book 6368, page 643, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6200, page 111, said Register's Office.

4. Provision in deed of record in Book 4458, page 627, said Register's Office, restricting access to the property.

I-5 4 9 1 0
IDENTIFY REFERENCE
OCT 5 3 39 PM '84
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6393 PAGE 348

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	113.50-
6680A	10/05/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 9 1 0

IDENTIF. REFERENCE

Oct 5 3 34 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0075028