jcp38/10/4/84

6393 349

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	P/O 40; 146

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: 9-8-85

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 5 day of Oct., 1984.

MCDOWELL DEVELOPMENT CORPORATION

BY: David S. Gary, President

STATE OF TENNESSEE)
COUNTY OF Madison)

Before me, Patricia H. Shaw, 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 15th day of October, 1984.

Patricia H. Shaw
NOTARY PUBLIC

My Commission Expires: 7-21-85

EXHIBIT A

BOOK 6393 PAGE 251

Being a portion of that property shown "For Future Development" on the Plan of Section Two, Hickory Hills Subdivision, of record in Book 6200, page 111, said Register's Office, and being shown as Lot 1 on the Plan of Section Four, Hickory Hills Subdivision, unrecorded, to which reference is here made, said tract or parcel being more particularly described as follows:

Beginning at a point, being the southeasterly corner of property referenced as Lot 1 of Hickory Hills Subdivision, Section Two, said point also being located in the northerly right of way margin of Old Hickory Boulevard; thence from said point N 10° 48' 22" W a distance of 207.71 feet to a point located in the southerly margin of Hickory Hills Court; thence with said margin N 79° 11' 38" E a distance of 190.0 feet to a point; thence along a line S 10° 48' 22" E a distance of 208.0 feet to a point in the northerly right of way margin of Old Hickory Boulevard; thence along said margin S 79° 16' 50" W a distance of 190.0 feet to the point of beginning and containing 0.90 acres, more or less.

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.

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.

1549 11

IDENTIF. REFERENCE

OCT 5 3 34 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6393 PAGE 252

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 113.50-
6681A10/05/04 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 9 1 1

IDENTIF. REFERENCE

OCT 5 3 34 PM '04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075029