JCF

BOOK 6601 PAGE 742

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Gifford (NAME)	Same (NAME)	
P. O. Box 16 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40;152
Whites Creek, TN 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, McDowell Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Gifford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

[For complete description, see Exhibit A attached hereto and incorporated by reference herein].

[For exceptions to title, see Exhibit B attached hereto and incorporated by reference herein].

unimproved (X)

This is improved ( ) property, known as Lot 1, Section 5, Hickory Hills Subdivision (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CHECK 74.30

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 successors, assigns 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. 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.

07/CS

Witness ~~hand~~ this 8th day of July, 19 85

McDowell Development Corporation

By: David L. Gary

President

3037

Form 3

STATE OF _____)

COUNTY OF _____)

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

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared David S. Gary and _____, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President and _____ respectively of the McDowell Development Corporation the within named bargainor, a corporation, and that (he, ~~they~~) as such President 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 David S. Gary as such President, ~~and acknowledging the same by the said~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

WITNESS my hand and official seal at office at Nashville, Tennessee on this 8th day of July, 19 85

My Commission Expires: 5-13-89

Patricia L. Stowe
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
McDowell Development Corporation

TO
William C. Gifford

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 88,000.00

William C. Gifford

Subscribed and sworn to before me this 8 day of July, 19 85

My Commission Expires: 5-13-89

Patricia L. Stowe
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Being Lot No. 1 on the Plan of Section Five, Hickory Hills Subdivision of record in Book 6050, page 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

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.

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T
IDENTIF. REFERENCE

JUL 9 10 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

Exceptions:

1. 1985 Metropolitan Government taxes - a lien but not yet due and payable, 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. Provision contained in the deed from Noble C. Caudill, II, an unmarried man to the State of Tennessee for the use and benefit of the Department of Highways, dated November 9, 1970, of record in Book 4458, page 627, Register's Office for Davidson County, Tennessee, which states, "The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed. However the grantor will have right of access only to that part of Old Hickory Blvd. in the northeasterly margin of the above described property for a distance of 480 feet, more or less, as shown on the plans and to the frontage road along the northeast margin of Parcel II and 377 feet, more or less, along the northerly margin of Old Hickory Blvd. as shown on the plans."

4. The plan of record in Book 6050, page 177, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6601 PAGE 746

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
			88000.00- CONT.	
			228.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	241.30-
8837A07/09/85			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I: 9 2 5 2:

IDENTIF. REFERENCE

JUL 9 10 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152089