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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.

Charlotte A. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 86

Doris W. Gibbs
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Ave. North, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Clark, Jr. (NAME)	SAME (NAME)	104-13-252
2 Peach Blossom Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (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, John P. Gifford and wife, Florence D. Gifford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Clark, Jr. and wife, Kay Barnett Clark

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Second Revision of Peach Blossom Square, as of record in Book 4300, page 18, Register's Office for said County, described as follows:

Beginning on the north margin of Peach Blossom Square, at the corner of Lots Nos. 2 and 4; thence with the margin of said Square, east 38.11 feet to a monument; thence around a curve in a northeasterly direction 39.16 feet to a monument in the west margin of Craighead Avenue; thence with said Avenue, north 100.10 feet to a monument; thence west 63.54 feet to the corner of Lots Nos. 2 and 4; thence south with the line between said lots, 124.99 feet to the beginning.

Being the same property conveyed to John P. Gifford and wife, Florence D. Gifford, by deed from James M. Elliott, Jr., and wife, Eugenia J. Elliott, of record in Book 5375, page 232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 4281, page 942, RODC, TN.

2. The Plan of record in Book 4300, page 18, said Register's Office, as amended in Book 6095, page 762, said Register's Office, shows an Owners Certificate, a 30 foot building setback line from Peach Blossom Square and an 18 foot building setback line from Craighead Avenue.

This is unimproved (X) improved ( ) property, known as #2 (House Number) Peach Blossom Square (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hand s this 26th day of December, 19 86

John P. Gifford
JOHN P. GIFFORD

Florence D. Gifford
FLORENCE D. GIFFORD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN P. GIFFORD AND WIFE, FLORENCE D. GIFFORD

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 1986.

Commission Expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN P. GIFFORD AND WIFE, FLORENCE D. GIFFORD

TO

GEORGE D. CLARK, JR. ETUX, KAY BARNETT CLARK

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

02/10 72.50- CHECK

92480

IDENTIFICATION REFERENCE

FEB 10 1 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1979

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

RECEIVED OF _____

FOR _____

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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
			345[illegible].0- PMT	
			960.00 COPY	
			.50 [illegible]	
			6.00 WRIT	
			PMT	972.50
			02/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92480

IDENTIFT REFERENCE

FEB 10 1 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44367