THIS INSTRUMENT PREPARED BY
Douglas A. Reed
Ortale, Kelley, Herbert & Crawford
This Deed Was Taken To
200 Fourth Avenue North,
Nashville, Tennessee 37219

BOOK 7238 PAGE 730

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-332	Mr/Mrs Kenneth H. Fly 156 Babbs Drive Joelton, TN 37080-9213	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	156 Babbs Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 18 9 23 AM '87

IDENTIFICATION REFERENCE

2.6.6 | 6.

WILLIAM GIFFORD, JR., unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH H. FLY and wife, MADGE A. FLY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, being Lot No. 4 of the unrecorded William Gifford Subdivision, described according to a survey made by Bruce Rainey, Surveyor, #823, dated _____, 19____, and known as Job No. 80-247, as follows:

Said Lot No. 4 begins at a point in the center of a privately maintained road at the common boundary between Lots 3 and 4; thence northerly along said common boundary N 37 degrees 30 minutes 16 seconds E 373.15 feet to a point in the northerly boundary of said tract; thence southerly along the boundary of said tract S 48 degrees 10 minutes 49 seconds W 320.56 feet to a point in the common boundary between Lots 4 and 5; thence southerly along the said common boundary S 18 degrees 56 minutes 37 seconds E 408.83 feet to a point in the center of a privately maintained road; thence northeasterly N 71 degrees 03 minutes 23 seconds E 107.28 feet to a point in a curve in the center of said road; thence along the center of said road S 66 degrees 20 minutes 45 seconds E 196.64 feet to a point; thence along the center of said Road N 63 degrees 46 minutes 56 seconds E 181.97 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to William Gifford, Jr., by deed from William Gifford, Sr., and wife, Sue Gifford, as of record in Book 6697, page 812.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of May, 1987.

William Gifford, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Gifford, Jr., unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 15 day of May, 19 87.

*or proved to me on the basis of satisfactory evidence

My commission expires: 3-11-90

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 105,000.00 Amount

Kenneth H. Fly

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 19 87

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

WILLIAM GIFFORD, JR., UNMARRIED

TO

KENNETH H. FLY AND WIFE

MADGE A. FLY

Return To: Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7238 PAGE 732

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
			105000.00- CAMT.	
			294.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	300.50-
8030A	05/18/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26616

IDENTIFI REFERENCE

MAY 18 9 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82555