BOOK 7362 PAGE 512 FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Donna Knepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Terry Knepper, et ux (NAME)	NO MORTGAGE ESCROW (NAME)	Map 49
P. O. Box 216 (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 89
Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	14DZ 19400

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, William C. Gifford, Sr. and Gary Gifford, as tenants in common,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Knepper and wife, Donna Knepper,

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:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, and more fully described as follows:

Beginning at a stake in the westerly margin of the Whites Creek Pike, said point being 395.5 feet south of the intersection of the Whites Creek Pike with the Buena Vista Pike; thence south 83° 31' west 133.5 feet to an iron pin in the easterly margin of the Buena Vista Pike; thence along the easterly margin of Buena Vista Pike north 5° west 281.2 feet to a point 132.5 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence north 82° east 25 feet to a point in the westerly margin of the Whites Creek Pike, said point being 133 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence along the westerly margin of the Whites Creek Pike with a radius of 1,290 feet, south 44° east 218.0 feet to the point of beginning.

Being the same property conveyed to William C. Gifford, Sr. and Gary Gifford, as tenants in common, by deed from Charles E. Binkley and wife, Dorothy Binkley, of record in Book 6888, page 235, Register's Office for Davidson County, Tennessee.

Buyers assume the balance due on a note secured by an Installment Deed of record in Book 6124, page 726, Register's Office of Davidson County, Tennessee.

Subject property is not the primary residence of either of Grantors nor their spouses.

unimproved ( )
This is improved (XX) property, known as Buena Vista Pike Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City) (State) (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. 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.

Witness our hands this 18th day of September, 19 87

William C. Gifford Sr.
WILLIAM C. GIFFORD, SR.

Gary Gifford
GARY GIFFORD

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William C. Gifford, Sr. and Gary 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 18th day of September, 1987.

Commission Expires 1-19-88

James B. Carney 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

WILLIAM C. GIFFORD, SR., ET AL

TO

TERRY KNEPPER, ET UX

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

E 8639

IDENTIFI REFERENCE

SEP 25 11 18 AM '87

DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

200000.00- CAMT.
560.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 566.50-
6542A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68639

IDENTIFICATION REFERENCE

SEP 25 11 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20130