WARRANTY DEED

93672

IDENTIFICATION

DEC 29 8 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000

W. R. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 1987.

Wilda Smith
Notary Public

MY COMMISSION EXPIRES: May 11th, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. R. Baker, attorney at law, 205 North Main Street, Ashland City, TN 37015-0245
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gifford (NAME)	same (NAME)	Map 38
Box 216 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 109
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, Donald E. Helms and wife Marty D. Helms

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

in the 14th Civil District of Davidson County, Tennessee, described as follows:
beginning at an iron pipe in the right-of-way line of Old Hickory Boulevard, referenced by the southwest corner of the J. L. Perry residence, bearing of which is north 18½° west; running with the south right-of-way line north 34½° east 149 feet, north 44° east 187 feet, north 54° east 151 feet, north 60° east 102 feet, and north 66° east 97 feet to a point in the center of Stenburg Road; thence south 48½° east one hundred feet to a point in the center of Stenburg Road; thence south 16° west 724 feet to a point in the center of a branch which is about fifty feet below the fork of two branches; thence turning up the hill north 50° west 510 feet to the point of beginning, containing 5.2 acres more or less, according to a survey made by C. J. Carney, April 15th, 1953; being the same property conveyed to J. Carr Christian from Robert F. Spann, Trustee, by deed of record in Book 5890 at page 551 in the Register's office of Davidson County, Tennessee;

unimproved ( )
This is improved ( ) property, known as: 6064 Old Hickory Boulevard, Nashville, TN 37218
(House Number) (Street) (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 hands this 28th day of December, 1987

Donald E. Helms

Marty D. Helms

STATE OF TENNESSEE
COUNTY OF CHEATHAM

BOOK 7436 PAGE 430

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Donald E. Helms and wife Marty D. Helms,

the bargainor, ~~s~~ with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City this 28th day of December, 19 87

Commission Expires October 3rd, 1991

_____ Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____ Notary Public

3665 12/29 0101 03CHECK 65.30

WARRANTY DEED

FROM
DONALD E. HELMS et ux

TO
MARTY D. HELMS

TO
WILLIAM GIFFORD

TITLE INSURED BY POLICY NUMBER:
43-037-422694

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7436 PAGE 431

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 6 7 2

IDENTIFICATION REFERENCE

DEC 29 8 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	21000.00
CON TX	58.80
PRFEE	0.50
WDEED	6.00
TOTAL	65.30
CHECK	65.30

12/29/87 01 08:29 0001 3665

No. 48750