64647

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN L. SHIPP ET UX	SAME	14D 52124
(NAME) c/o Hutton Inc.Realtors	(NAME)	21-328
(STREET ADDRESS OR ROUTE NUMBER) 500 W. Main St. Hendersonville,	(STREET ADDRESS)	
(CITY) TN (STATE) 37075 (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7740 PAGE 909

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

2906 12/30 0101 03CHECK 455.00

We, BILLY D. GIFFORD AND WIFE, BOBBIE JEAN GIFFORD,
have bargained and sold, and by these presents do transfer and convey unto the said
JOHN L. SHIPP AND WIFE, NANCY L. SHIPP,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described in EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

98097.

IDENTIFICATION REFERENCE

Dec 30 3 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as Lot 11, Wm. Gifford Sub. Tract, Clarksville Hwy.
(House Number) (Street)
Joelton, TN 37080
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 8th day of December, 19 88.

Billy D. Gifford

Bobbie Jean Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7740 PAGE 910

Personally appeared before me the undersigned, a Notary Public in and for said County and State Billy D. Gifford and wife, Bobbie Jean Gifford

the within named 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 seat at Madison Tennessee, this 8th day of December, 19 88.

Kathy J. Bogle Notary Public

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 135,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy L. Shipp

Sworn to and subscribed before me this 8th day of December, 1988.

My commission expires 1-21-90 Notary Public Kathy J. Bogle

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

BILLY D. GIFFORD ET UX

TO

JOHN L. SHIPP ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

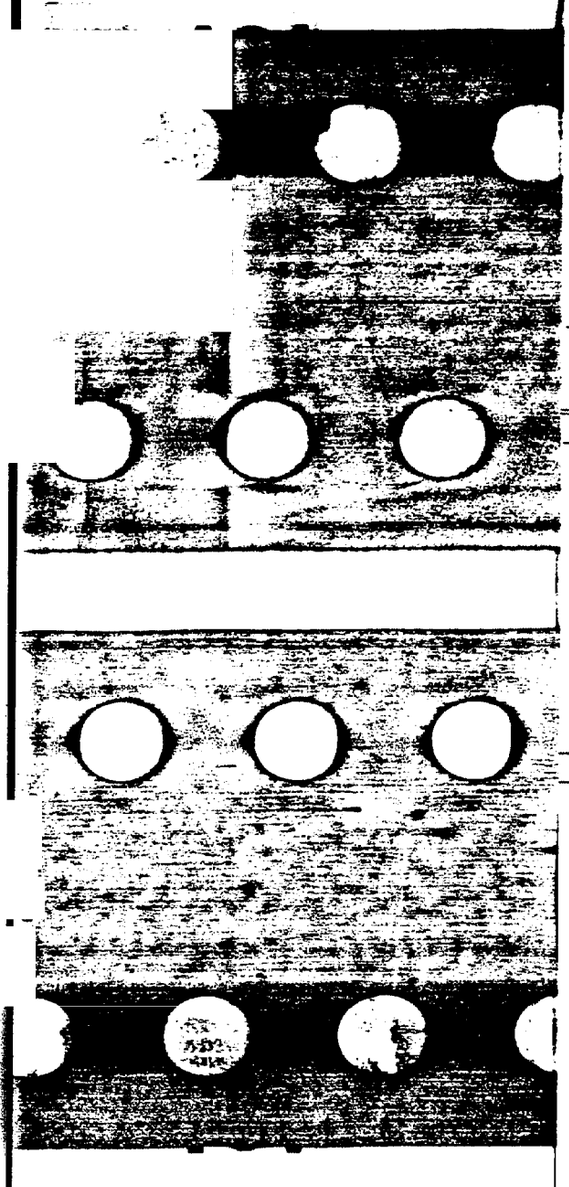
AREA CODE 615
TELEPHONE 865-4750

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, #823, dated _____, and known as Job No. 80-247, as follows:

Lot No. 11 begins at a point in the southerly boundary of Clarksville Highway at a point in the center of a privately maintained road (Babbs Road); thence S 29° 16' 55" W 203.15 feet along the center of said private road to a point; thence along the center of said private road S 34° 33' 50" W 400.00 feet to a point at a curve in said private road; thence S. 04° 03' 04" E. 100 feet to a point; thence S. 37° 30' 16" E. 264.53 feet along the center of said road to a point in the common boundary between Lots 11 and 10; thence along the common boundary between said lots S. 52° 29' 44" E. 259.13 feet to a point in the southeasterly boundary of said tract; thence N. 23° 16' 03" E. 1082.79 feet along the southeasterly boundary to a point; thence N. 28° 00' E. 634.44 feet along the southeasterly boundary of said tract to a point in the southerly boundary of Clarksville Highway; thence along the southerly boundary of Clarksville Highway N. 82° 23' 13" W. 180.95 feet to the point of beginning.

Being the same property conveyed to Howard Anderson Babb by deed from J.J. Babb and wife, Emma Anderson Babb, of record in Book 4250, page 866, Register's Office for Davidson County, Tennessee. The said Howard Anderson Babb, having conveyed a 1/2 undivided interest in said property to Charles D. Babb and Boyd M. Babb, by deed of record in Book 4823, page 513, and re-recorded in Book 4825, page 612, Register's Office for Davidson County, Tennessee, The said Charles D. Babb having since died.
By deed of record in Book 5600, page 855, Boyd M. Babb, Administrator of the estate of Charles Donnell Babb, deceased, as to a 1/4 interest, Boyd M. Babb, individually as to a 1/4 interest, and Howard Anderson Babb as to a 1/4 interest conveyed property to William Gifford. The said William Gifford having since conveyed his interest to Billy D. Gifford and wife, Bobbie Jean Gifford of record in Book 7037, page 291, and re-recorded in Book 7075, page 475, Register's Office for Davidson County, Tennessee.
By Quitclaim Deed of record in Book ____, page _____, the said Howard Anderson Babbs conveyed all his right, title and interest in subject property to Billy D. Gifford and wife, Bobbie Jean Gifford.



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

RECEIVED OF _____

FOR _____

BOOK 7740 PAGE 912

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

CAMT 135000.00
CON TX 445.50
PRFEE 0.50
UPFEE BANK 9.00
TOTAL 455.00
CHECK 455.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12730/88 01 15:01 0001 2906

98097.

IDENTIFICATION REFERENCE

Dec 30 3 00 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 169022