PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Ellis Jakes 6089 Charlotte Hwy Joelton, Tn 37080	SAME	15-00-0/ 155.00

WARRANTY DEED

BOOK 8355 PAGE 904

For and in consideration of the sum of FIFTY THOUSAND ($50,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we, W. C. GIFFORD AND WIFE, SUE D. GIFFORD, have bargained and sold, and by these presents do transfer and convey unto the said ELLIS JAKES, a single person, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin on the easterly margin of Whites Creek Pike, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the property now or formerly belonging to Leo Vincent, of record in Deed Book 3707, Page 433, R.O.D.C., Tennessee; thence with the easterly margin of Whites Creek Pike North 06° 24' 06" West 49.98 feet to an iron pin; thence leaving the margin of Whites Creek Pike South 86° 46' 39" East 394.01 feet to a point; thence North 26° 24' 34" East 102.47 feet to an iron pin; thence South 84° 13' 36" East 479.48 feet to an iron pin; thence South 84° 29' 10" East 80.00 feet to an iron pin; thence South 04° 42' 24" East 159.82 feet to an iron pin; thence North 85° 45' 03" West 314.20 feet to an iron pin; thence North 28° 11' 17" West 16.30 feet to an iron pin; thence North 86° 18' 41" West 293.44 feet to an iron pin; thence North 14° 39' 16" West 17.33 feet to an iron pin; thence with the line of said Vincent property North 86° 38' 19" West 385.60 feet to the point of beginning, containing 2.63 acres, more or less.

Being a portion of the same property conveyed to W. C. Gifford by deed of record in Book 5571, Page 340, Register's Office for Davidson County, Tennessee. Sue D. Gifford joins in this conveyance for the purpose of transferring any marital interest she may have acquired in the property.

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 21st day of May, 1991.

W. C. GIFFORD

SUE D. GIFFORD

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. C. Gifford and wife, Sue D. Gifford, the bargainors, 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 Ashland City, Tennessee, this the 21st day of May, 1991.

Kitty M. Kirk
NOTARY PUBLIC

My Commission Expires: 8/17/93

BOOK 8355 PAGE 905

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Ellis Jakes
AFFIANT

Sworn to and subscribed before me this the 21st day of May, 1991.

Sherri J Burton
NOTARY PUBLIC

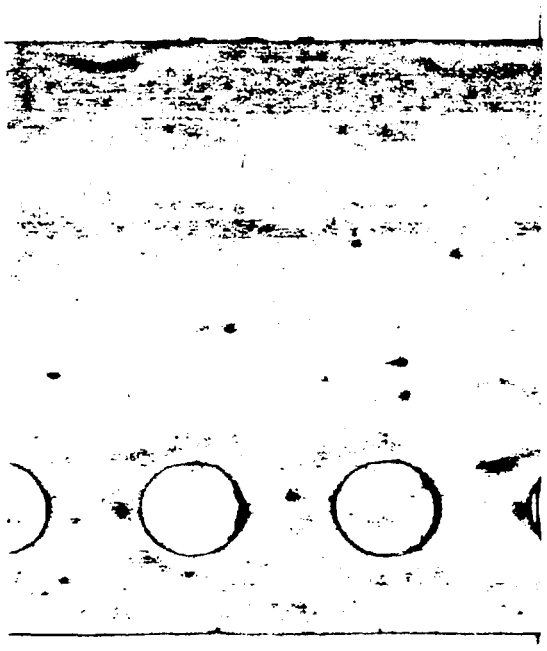
My Commission Expires: 9/23/93

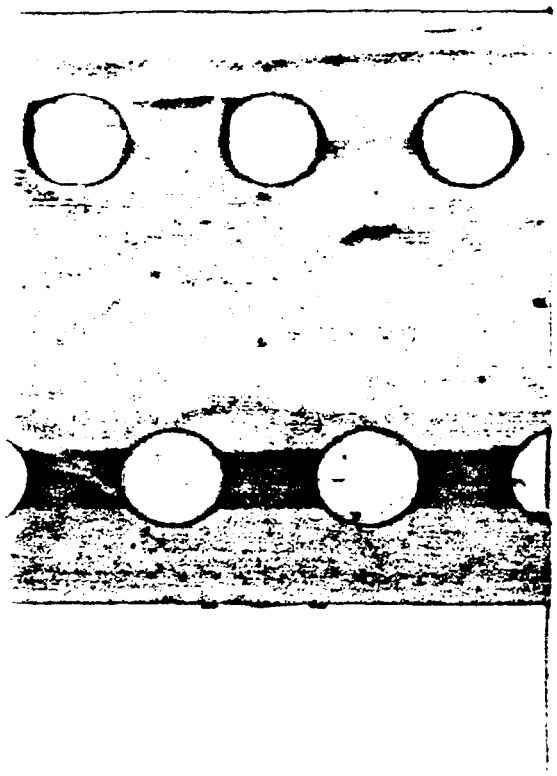
3794 05/21 0101 03CHECK 172.00

15.7.4.0

IDENTIFICATION REFERENCE

MAY 21 10 23 AM '91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8355 PAGE 906

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

CAMT	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	6.00
TOTAL	~~172.00~~
CHECK	~~172.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/91 01 10:24 0001 3794

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IDENTIFT REFERENCE

MAY 21 10 23 AM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 423381