01974

IDENTIF. # REFERENCE

Box 28

BOOK 9203 PAGE 164

93 DEC 29 PM 3:13

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

Prepared by:
DEVEREAUX D. CANNON, JR.
ATTORNEY AND COUNSELOR AT LAW
Rosehill
159 Womack Road
Portland, Tennessee 37148

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Gifford Partnership P.O. Box 216 Whites Creek, TN 37189	Same	Map 22 Parcels 30 & 153

QUITCLAIM DEED

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William C. Gifford and wife, Mary Sue Gifford,** have bargained and sold, and by these presents remise, release and QUITCLAIM unto **The Gifford Partnership,** their successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows, to wit:

A tract of land in the second civil district of Metropolitan Nashville, Davidson County, Tennessee bounded on the north by Interstate Highway I-24 and on the west by U.S. Highway 431, Whites Creek Pike, and being more fully described as follows:

Beginning at a concrete highway monument on the east margin of U.S. 431, Whites Creek Pike, at the end of the controlled access fence, said point of beginning being located 60' east of Station 32+10 in the centerline of Whites Creek Pike as shown on State Highway plans I-24-9(3)32, Sheet # 13B; thence,

1. With a controlled access fence, N 13° 46' 56" W, a distance of 911.79' parallel to and 60' east of the centerline of Whites Creek Pike, U.S. 431, to a concrete monument on the south right-of-way of I-24; thence,

2. With a controlled access fence, S 80° 01' 02" E, a distance of 642.32' to a concrete highway monument; thence,

3. Continuing with the south right-of-way of I-24 and controlled access fence, S 79° 43' 49" E, a distance of 196.87' to a concrete monument; thence,

4. With the south right-of-way of I-24 and controlled access fence, along a curve to the right having a radius of 5549.58' and a central angle of 1° 50' 22" (and a chord bearing and distance of S 78° 02' 55" E, 178.16') a distance of 178.17' to an iron pin, the northwest corner of the property conveyed to Artie G. Brooks by deed of record in Book 3802, page 838, R.O.D.C., Tennessee; thence,

5. With a fence and Artie G. Brooks west line, S 7° 48' 10" W, a distance of 957.71' to an iron pin in the west line of Artie G. Brooks property; thence,

6. With a fence along the west line of the Brooks property, property conveyed to Ethel A. Graves, et ux., by deed of record in Book 3282, page 497, and property conveyed to Horace B. Bennett, et ux., by deed of record in Book 3376, page 203, said Register's Office, S 7° 04' 52" W, a distance of 828.47' to an iron pin at the northeast corner of the property conveyed to Charles Harvison by deed of record in Book 4762, page 919, R.O.D.C., Tennessee; thence,

7. With a fence, Harvison's north line, S 77° 33' 57" W, a distance of 320.55' to an iron pin on the east margin of Whites Creek Pike, U.S. 431, Harvison's northwest corner; thence,

8. With the east margin of Whites Creek Pike, N 13° 15' 55" W, a distance of 1076.84' to an iron pin; thence,

9. Continuing with the east margin of Whites Creek Pike, N 13° 46' 56" W, a distance of 85.00' to an iron pin; thence,

10. N 76° 13' 04" E, a distance of 30.00' to the point of beginning and containing 28.385 acres.

Being property conveyed to William C. Gifford by deed from First American Bank of Nashville, N.A., as Trustee under the Last Will and Testament of Robert A. McDowell, et al., of record in Book 5982, page 107, Register's Office for Davidson County, Tennessee, and by deed from The Gifford Company, of record in Book 7433, page 41, said Register's Office.

Included in said 28.385 acre tract, but expressly excluded from the property hereinabove conveyed is a cemetery, with respect to which Grantor hereby conveys to Grantee all of his right, title and interest. Said cemetery consists of 10 or more graves, is located along the northerly boundary of said 28.385 acre tract, and is described as follows:

To reach the point of beginning, begin at the concrete highway monument at the intersection of the southerly right-of-way of I-24 and the easterly right of way of Whites Creek Pike, the northwest corner of said 28.385 acre tract; thence,

With the southerly right-of-way of I-24, S 80° 01'02" E, a distance of 531.82' to the point of beginning; thence,

1. S 9° 58' 58" W, a distance of 100.00' to a point; thence,

2. S 80° 01' 02" E, a distance of 75.00' to a point; thence,

3. N 9° 58' 58" E, a distance of 100.00' to a point; thence,

4. N 80° 01' 02" W, a distance of 75.00' with the southerly right-of-way of I-24 to the point of beginning.

Together with said cemetery os an ingress and egress easement, which easement may be relocated by Grantee, its successors and assigns, to said cemetery along the westerly and northerly lines of the 28.385 acre tract, described as follows:

Beginning at a point on the easterly right-of-way of Whites Creek Pike, said point being located N 13° 46' 56" W, a distance of 270.00' from a concrete highway monument at the end of a controlled access fence; thence,

1. With the easterly right-of-way of Whites Creek Pike, N 13° 46' 56" W, a distance of 641.79' to a concrete monument on the south right- of-way of I-24; thence,

2. With the right-of-way of I-24, S 80° 01' 02" E, a distance of 531.82' to a point, the northwest corner of the cemetery described above; thence,

3. With the west line of said cemetery, S 9° 58' 58" W, a distance of 20.00' to a point; thence,

4. N 80° 01' 02" W, a distance of 462.84' to a point; thence,

5. With a curve to the left having a radius of 25.00' and a central angle of 113° 45' 54" (and a chord bearing and distance of S 43° 06' 01" W, 41.88') a distance of 49.64' to a point; thence,

6. S 13° 46' 56" E, a distance of 572.81' to a point; thence,

7. S 76° 13' 04" W, a distance of 20.00' to the point of beginning.

This conveyance is expressly subject to the following:

1. Easements for two overflow fields, and the rights to construct public roadways and water mains over the areas set forth in the Easement Agreement of record in Book 5249, page 595, and the Agreement of record in Book 5249, page 600, as said Agreements are corrected by Agreement of record in Book 5982, page 100, said Register's Office.

2. The ingress and egree easement reserved above to the cemetery located along the northerly boundary of the property, and all rights of others in and to said cemetery.

This instrument was prepared from information supplied to the preparer by the parties, and the preparer makes no representation regarding the status of the title thereto.

SAID property is conveyed subject to such limitations and restrictions that may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of December, 1993.

WILLIAM C. GIFFORD

MARY SUE GIFFORD

BOOK 9203 PAGE 168

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **WILLIAM C. GIFFORD and wife, MARY SUE GIFFORD**, the within named 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 office this 28th day of December, 1993.

NOTARY PUBLIC

My Commission expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

AFFIANT

Sworn to and subscribed before me this 29th day of December, 1993.

NOTARY PUBLIC

My Commission expires: 3-26-94

9716 12/29 0101 03CHECK 20.00