THIS INSTRUMENT WAS PREPARED BY:

George J. Duzane, Attorney
One Church Street--Suite 300
Nashville, TN. 37201
(615) 259-1214

BOOK 9628 PG 53

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ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Mr. Garland G. Gifford 560 Heritage Road Madison, TN 37115	Mr. Garland G. Gifford 560 Heritage Road Madison, TN 37115	Map: 14D 35150 Parcel: 5-8

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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No Dollars and No Cents ($0.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt all of which is expressly acknowledged, I, Sue C. Gifford, hereinafter called the Grantor have bargained and sold and do hereby quitclaim and convey unto Garland G. Gifford, his heirs, successors, and assigns, all of my right, title and interest in and to the following described tract/parcel of land together with all improvements in Davidson County, Tennessee, described as follows, to wit:

LAND in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, and partly in Robertson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northerly margin of Jackman Road, said point being south 63 deg. 30' east 475 feet, more or less, from a stake in the fence corner of Goodman's, formerly Rip Bower's easterly line; thence north 3 deg. 30' east 1350 feet, more or less, along the westerly boundary line of the property conveyed to Alene Milligan, by deed from Clara McMurrey of record in Book 4013, Page 478, to a point in Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek, 100 feet to a point; thence north 3 deg. 30' east 256.3 feet, more or less, to a point; thence north 87 deg. west 488 feet, more or less, along the southerly line of Dallas property to a pin; thence south 5 deg. west along Goodman's easterly line 1377 feet, more or less to a pin, thence south 63 deg. 30' east 475 feet more or less to the point of beginning, containing 14.35 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract conveyed to Jeffrey B. Nidiffer and wife, Sheila S. Nidiffer, by deed from Joe Vickers and wife, Mary C. Vickers, of record in Book 7981, Page 549, Register's Office for said County.

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Tommy E. Walker, R.L.S., Tennessee License # 1465, as follows:

BEGINNING at an existing iron pin in the northerly margin of Jackman Road, said pin being the most southwest corner of herein described tract, and the most southeast corner of James D. Byrum (Deed Book 4464, Page 616); thence leaving said margin with said Byrum's east line N 09 deg. 29' 02" E, 975.00 feet to a set iron pin; thence S 84 deg. 16' 44" E, 219.07 feet to a set iron pin; thence S 09 deg. 29' 02" W, 936.77 feet to a set iron pin at the base of a power pole; thence south 24 deg. 59' 16" west, 122.86 feet to an iron pin

set in the northerly margin of said Jackman Road; thence with said margin N 61 deg. 00' 58" W, 197.06 feet to the point of beginning, containing 5.07 acres, more or less.

***BEGINNING** the same property conveyed to Garland G. Gifford and wife, Sue C. Gifford, by deed from Joe Vickers and wife, Mary C. Vickers, of record in Book 8804, Page 930, Register's Office for Davidson County, Tennessee.*

This is unimproved property known as Lot Jackman Road, Joelton, Tennessee 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the same premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of March, 1995.

Sue C. Gifford
SUE C. GIFFORD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sue C. Gifford, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

THIS the 15th day of March, 1995.

Rita Pawell
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires:

7/27/96

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Vicki Rogers
AFFIANT

Sworn and subscribed before me this 15th day of March, 1995.

Michael T. Hall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires:

~~7/27/96~~ 11/28/98

FELIX P. DUCK, REGISTER
DAVIDSON COUNTY, TN.
95 MAR 27 AM 10:34

IDENTIF. & REFERENCE
45427

03/27 01:01 03CHECK
8.00