47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Crecelius (NAME)	Mike Crecelius (NAME)	MAP 5
9.28 Acres Jackman Road (ADDRESS)	P.O. Box 70248 (ADDRESS)	PAR 8
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

FOR AND 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, Garland G. Gifford and wife, Sandra Gifford

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

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:

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 degrees 30 minutes 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 degrees 30 minutes 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 degrees 30 minutes east 256.3 feet, more or less, to a point; thence north 87 degrees west 488 feet, more or less, along the southerly line of Dallas property to a pin; thence south 5 degrees west along Goodman's easterly line 1377 feet more or less to a pin; thence south 63 degrees 30 minutes 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, Shelia 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.,

CONTINUED

This is improved (X) unimproved ( ) property, known as 9.28 Acres Jackman Road, Joelton, TN 37080
(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 hand s this 21st day of March 19 95

Garland G. Gifford

Sandra Gifford

Tennessee License #1465, as follows:

Beginning at an existing iron pin in the northerly margin of Jackson 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 iro pin; thence S 09 deg. 59' 16" W, 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.

Being 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 said County. The said Garland G. Gifford and Sue C. Gifford having since divorced title now vest in Garland G. Gifford by Quit Claim Deed being recorded simultaneously herewith.

Sandra Gifford joins in this conveyance for the purpose of conveying any right, title and interest, she may have in and to said property marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garland G. Gifford and wife, Sandra Gifford

the 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 seal at Goodlettsville, Tennessee, this 21st day of March 19 95.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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_____.

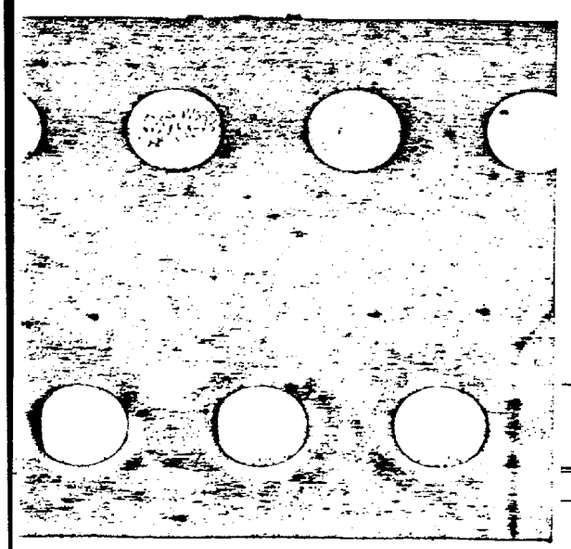
My commission expires _____

Notary Public

45428
IDENTIF. & REFERENCE

95 MAR 27 AM 10:34
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4130 03/27 0101 03CHECK 105.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

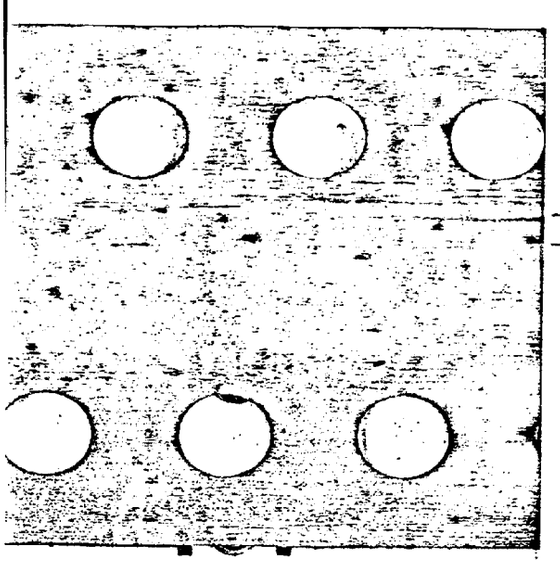
RECEIVED OF _____

FOR _____

BOOK 9628 PG 58

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/95 01 10:56 0001 4130

45428
IDENTIF. ↑ REFERENCE

95 MAR 27 AM 10: 34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893687