BOOK 9785 PG 366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 1/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy G. Gifford	Regions Bank of Tennessee	Map 23
(NAME)	(NAME)	
2216 Clay Lick Rd.	616 Marriott Dr.	Parcel 96
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(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, Heirs of Billie Jean Hunter and being Roger Simpkins and wife, Linda S. Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy G. Gifford and wife, Karyn L. Gifford

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:

LEGAL DESCRIPTION AS SET FORTH ON EXHIBIT A ATTACHED HERETO

Being the same property conveyed to Billie Jean Hunter by Deed of record in Book 4082, page 529, Register's Office for Davidson County, Tennessee; the said Billie Jean Hunter having since died, pursuant to her Last Will & Testament of record in the Probate Court of Davidson County, Tennessee, Docket No. 99997, property now vests in her heirs, being Roger Simpkins and wife, Linda S. Simpkins.

0097046

IDENTIF. ↑ REFERENCE

95 SEP -6 AM 8:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0010 09/06 0101 03CHECK 234.63

MAIL ENV.

This is unimproved ( ) improved (X) property, known as 2216 Clay Lick Road, Whites Creek, TN 37189
(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 30th day of August 19 95

Roger Simpkins
Heirs of Billie Jean Hunter

Linda S. Simpkins
being Roger Simpkins and wife, Linda S. Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9785PG367

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heirs of Billie Jean Hunter and being Roger Simpkins and wife, Linda S. Simpkins

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 30 day of Aug 96

Commission expires 11/20/96

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

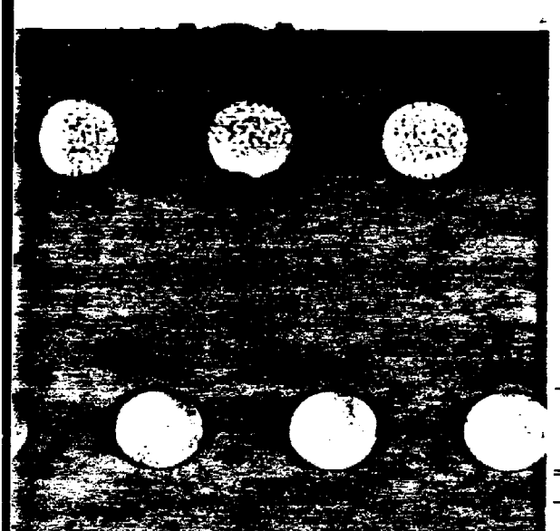
EXHIBIT "A"

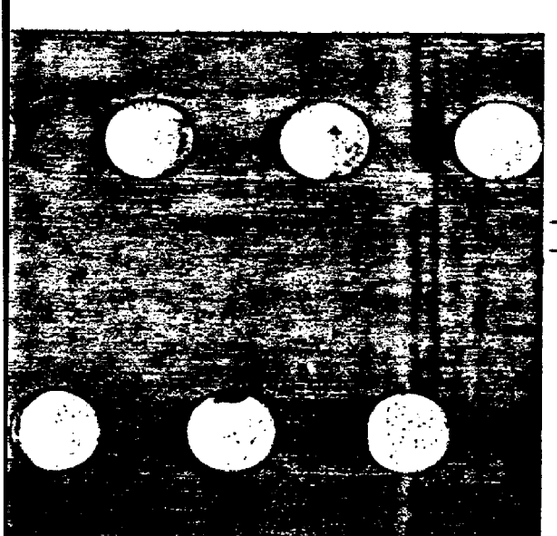
A parcel of land in the old 10th Civil District of Davidson County, Tennessee (now in the First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee) beginning at a point in the center line of Clay (Clear) Lick Road, said point being 368.5 feet northwesterly with the center line of said road from the center line of Lickton Pike, a corner in the line of W. T. Hunter, and the southeasterly corner of this land, thence with the center line of said Clear Lick Road and the line of said Hunter as follows: North 48 degrees 15 minutes West 100 feet; North 40 degrees 30 minutes West 85 feet; North 41 degrees 25 minutes West 75 feet; North 37 degrees 05 minutes West 75; North 33 degrees 05 minutes West 75 feet; North 33 degrees 05 minutes West 100 feet; North 29 degrees 55 minutes 133 feet to a point, a corner to line of M. E. Link thence with a fence and the line of said link North 39 degrees 15 minutes East 283 feet to an iron pin, a corner to Robert L. Eaves in the line of said link; thence with the line of said Eaves as follows: South 27 degrees 30 minutes East 399 feet to an iron pin; South 54 degrees 15 minutes East 126 feet to a 4-inch Elm tree; a corner to said Hunter in the line of said Eaves; thence with the line of said Hunter South 25 degrees 10 minutes West 260 feet to the beginning, containing 2.81 acres more or less, and being a portion of the real estate in which a one-half interest was conveyed by U. A. Hunter to W. T. Hunter by deed of record in the Register's Office for Davidson County, Tennessee, in deed book 635, page 311, the other one-half interest having been inherited by W. T. Hunter by descent from Mrs. Eva Hunter as her only heir-at-law and having been conveyed to him by Quitclaim from Clarence Morris, Jr., et al, of record in deed book 3642, page 19, said Register's Office.

Said property is described according to a survey of John R. Alley, Surveyor, dated September 10, 1966.

Roger Simpkins
Roger Simpkins

Linda S. Simpkins
Linda S. Simpkins





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 369

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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 12.00
TOTAL 234.63
CHECK 234.63

09/06/95 01 08:54 0001 0610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097046
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949505