BOOK 9943PG167

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **30th** day of **January, 1996** by and between

BILLY D. GIFFORD and BOBBIE GIFFORD, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

CHARLES H. ANDERSON, AN UNMARRIED PERSON, and SHIRLEY R. GEORGE, AN UNMARRIED PERSON, TENANTS IN COMMON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 27 ON THE PLAN OF HAVEN ACRES, SECTION II, AS OF RECORD ON BOOK 2331, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 27 FRONTS 151 FEET ON THE EAST SIDE OF DIANE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 265 FEET TO THE DEAD LINE.

BEING ALL THE SAME PROPERTY CONVEYED TO BILLY D. GIFFORD AND WIFE, BOBBIE GIFFORD BY DEED FROM GARY E. SCRUGGS AND WIFE, MARY SCRUGGS OF RECORD IN BOOK 5752, PAGE 673 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Billy D. Gifford
BILLY D. GIFFORD

Bobbie Gifford
BOBBIE GIFFORD

96 FEB -8 PM 4:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0148827
IDENTIF. A REFERENCE

MAXIMUM PRINCIPAL INDEBTEDNESS

FOR TENNESSEE RECORDING TAX

P[illegible] -0-

BOOK 9943 PG 168

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BILLY D. GIFFORD and BOBBIE GIFFORD, HUSBAND AND WIFE** , 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, at office, this **30th** day of **January, 1996**.

Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

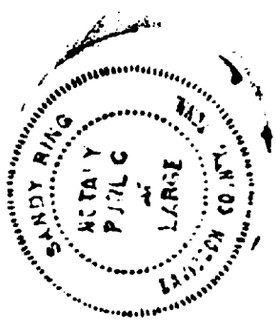


STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$167,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant



Subscribed and sworn to before me this **30th** day of **January, 1996.**

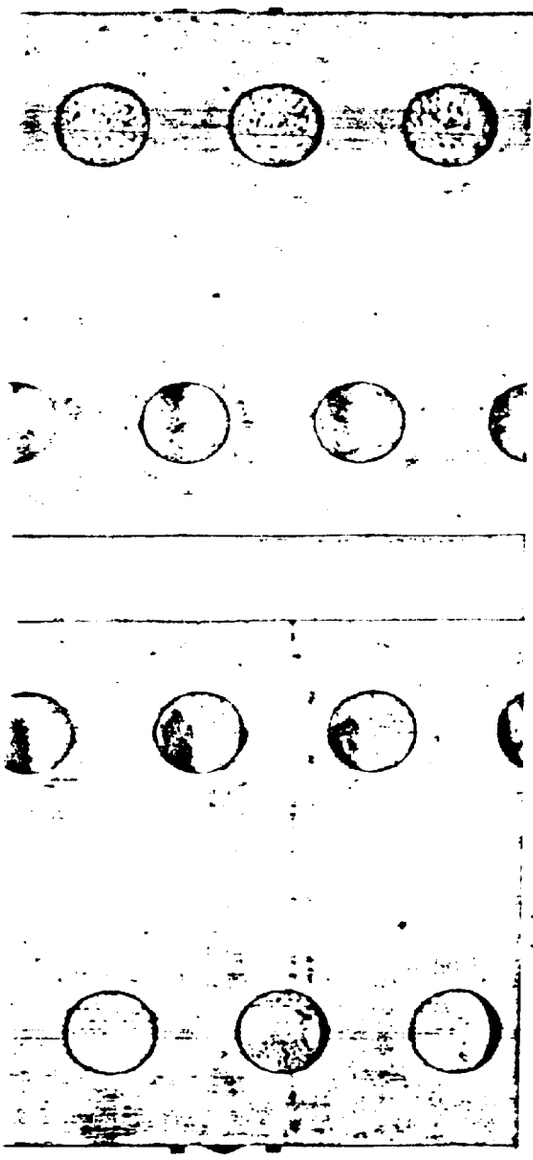
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	NORWEST MORTGAGE 214 Overlook Circle Ste# 150 Brentwood, TN 37027	221 DIANE DRIVE MADISON, TN. 37115 MAP PARCEL NUMBER 42-7-76/11D35050

5322 02/08 0101 03CHECK 526.90



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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 169

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
167000.00
CON TX 617.90
PRFEE 1.00
WDEED 8.00
TOTAL 626.90
CHECK 626.90
02/08/96 01 16:13 0001 6322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148827
IDENTIF. & REFERENCE

96 FEB -8 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1004537