BOOK 10201 PG 766

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

mail

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
W. C. Gifford PO Box 216 White Creek, Tn. 37189	Same as New Owner	Map 43 Parcel 33 Field Book 4D 37059

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AMOS BOLTON and wife, EDNA V. BOLTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto W. C. GIFFORD, hereinafter referred to as the "GRANTEE", his heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND and all improvements known as Lot No. 2 of Bolton's Two Lot Subdivision, not of record, being more fully described as follows:

BEGINNING at an iron pin in the westerly margin of Scenic View Drive, said iron pin being located in the southeasterly corner of Ray Brown property and the northeast corner of the herein described property; thence S 50 deg. 41 min. 54 sec. E 306.93 feet to an iron pin, said iron pin being the southwest corner of Wiley O. Gammon property and the northwest corner of the herein described tract; thence S 38 deg. 24 min. 19 sec. E to an iron pin and corner post; thence N 50 deg. 31 min. 24 sec. E 80.22 feet to an iron pin and corner post; thence N 47 deg. 54 min. 20 sec. W to an iron pin; thence N 50 deg. 31 min. 24 sec. E 250.00 feet to a point in the westerly margin of Scenic View Drive; thence with margin of said Drive, N 47 deg. 54 min. 20 sec. W 51.00 feet to the point of beginning, containing 0.512 acres, more or less, as shown on a survey by Charles Philip Clinard, Registered Land Survey No. 1032, dated October 12, 1984.

BEING the same property conveyed to Amos Bolton and wife, Enda V. Bolton, by deed from Bennie C. McClung, William T. McClung and Eva Ruth Kline, sole heirs of the Estate of Oliver N. McClung, of record in Book 7766, page 599, Register's Office for said County.

Enda V. Bolton and Edna V. Bolton being one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 120 Scenic View Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of September, 1996.

"GRANTORS"

AMOS BOLTON

EDNA V. BOLTON

"GRANTEE"

W. C. GIFFORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. C. GIFFORD, AMOS BOLTON and wife, EDNA V. BOLTON, 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 the 23rd day of September, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,750.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of September, 1996.

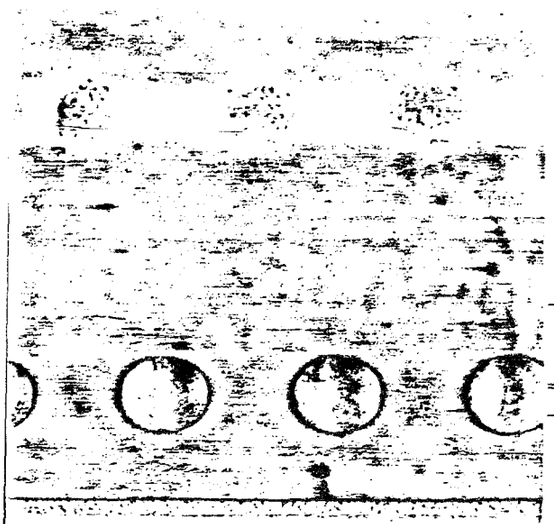
NOTARY PUBLIC

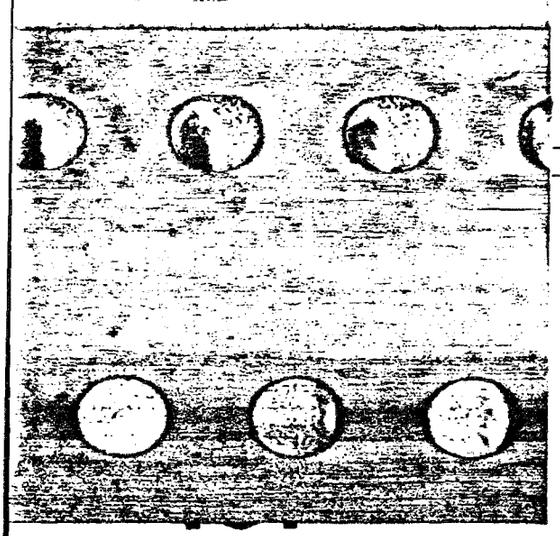
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0228862
IDENTIF. ↑ REFERENCE

96 SEP 25 AM 8:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2346 09/25 0101 03CHECK 141.00





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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 768

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 35750.00
				CON TX 132.09
				PRFEE 1.00
				WDEED 8.00
				TOTAL 141.09
				CHECK 141.09
			09/25/96 01	08:55 0001 2346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228862
IDENTIF. ↑ REFERENCE

96 SEP 25 AM 8:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1034750