BOOK 10612 PG 264

This instrument was prepared by:
H. Michael Bennett, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Garlen Gifford and wife, Sandra Gifford		Part of 15-55
231 GIFFORD PLACE	SAME	
JOELTON TN 37080		

9678 09/17 0101 03CHECK 208.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 15th day of September 1997.

Notary Public

My Commission Expires: 9-18-99

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantors, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, William C. GIFFORD,, having full power to sell, transfer, convey or encumber without the joinder of any beneficiary, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto GARLEN GIFFORD and wife, SANDRA GIFFORD, hereinafter referred to as Grantors, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 4 of a Division Plan prepared by Bruce Rainey & Associates dated October 28, 1980, and revised November 20, 1980, as follows:

BEGINNING at an iron pin on the easterly margin of Whites Creek Pike, thence South 84° 03' 57" East 1,858.50 feet to a point; thence South 4° 28' West 120 feet to a point; thence North 84° 03' 57" West 1,858.51 feet to a point in the easterly margin of Whites Creek Pike; thence with said margin North 4° 28' 23" East 120 feet to the point of beginning, and containing 5.12 acres, more or less.

BEING part of the same property conveyed to William C. Gifford by deed from Oliver J. Waller, Jr. and wife of record in Book 5571, page 340, and from G.W. Williams and wife of record in Book 4862, page 318, Register's Office for said County.

This is improved property known as 7446 Whites Creek Pike, Joelton, Davidson County, Tennessee.

MARY SUE GIFFORD, wife of William C. Gifford joins in the conveyance for the purpose of conveying any marital rights which she might have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor, his heirs, successors and assigns forever, and We do covenant with the said Grantor that I have seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1997, a lien but not yet due and payable, which the Grantors herein assume and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8 day of Sept, 1997.

William C Gifford
WILLIAM C. GIFFORD

Mary Sue Gifford
MARY SUE GIFFORD

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 WILLIAM C. GIFFORD, and wife, MARY SUE GIFFORD, the 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 and official seal, at Nashville, Tennessee, on this the 8 day of Sept., 1997.

Notary Public

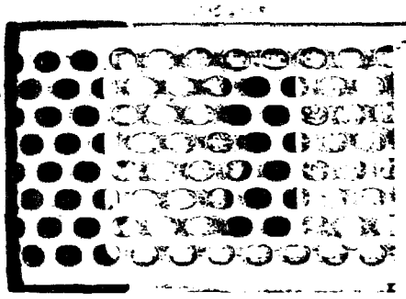
My Commission Expires: 9-18-99

0349515
IDENTIFICATION REFERENCE

07 SEP 17 PM 2:55
FELIX E. DELK
REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

C:\HMB\REAL\GIFF2.WD



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

RECEIVED OF _____

FOR _____

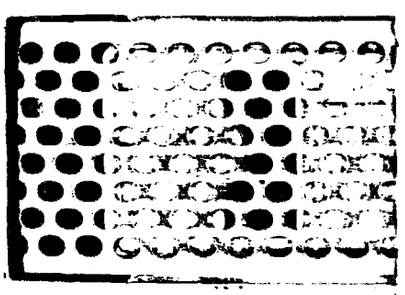
BOOK 10612 PG 266

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

09/17/97 01 14:57 0001 9678



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0349515
IDENTIFICATION REFERENCE

97 SEP 17 PM 2:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1199093