THIS INSTRUMENT WAS PREPARED BY:

HOWARD M. SKIPWORTH (#012469)
Attorney at Law
3353 Union Hill Road, Suite C
Post Office Box 489
Joelton, Tennessee 37080

mail

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JOSEPH C. GIFFORD and wife, WILLIE GIFFORD, 1050 Sidney Fambrough Road, Ashland City, Tennessee, 37015

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: JOSEPH C. GIFFORD
WILLIE GIFFORD
1050 Sidney Fambrough Road
Ashland City, Tennessee 37015

MAP & PARCEL NO: Map 021 Parcel 306

For and in consideration of the sum of Fourteen Thousand Dollars ($14,000.00) cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged We, **WILLIAM C. GIFFORD, JR.**, and wife, **SUSAN GIFFORD**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOSEPH C. GIFFORD** and wife, **WILLIE GIFFORD**, his/their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on EXHIBIT A attached hereto and made a part hereof.

This is unimproved property known as 155 Babbs Drive, Joelton, Davidson County, Tennessee, 37080.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JOSEPH C. GIFFORD** and wife, **WILLIE GIFFORD**, his/their heirs and assigns, forever; and Grantors 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this the 30th day of January, 1998.

William C Gifford Jr.
WILLIAM C. GIFFORD, JR.
Seller/Grantor

Susan Gifford
SUSAN GIFFORD
Seller/Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM C. GIFFORD, JR.**, and wife, **SUSAN GIFFORD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Tennessee, on the 30th day of January, 1998.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Joseph A Gifford
AFFIANT

Subscribed to and sworn before me
on the 30th day of January, 1998.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

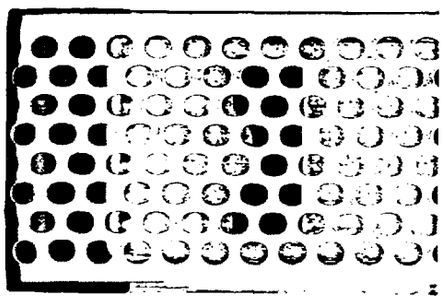
EXHIBIT A

Land in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Southwest corner of the Van Wilson land of record in Deed Book 2598, page 383, in the Register's Office of Davidson County, Tennessee, said point of beginning also being the Southernmost corner of this tract; thence with the line of the aforesaid Van Wilson land North 52 degrees 08 minutes 19 seconds East 713.35 feet to an iron pin; thence continuing with Wilson North 51 degrees East 603.00 feet more or less to a point; thence North 30 ½ degrees West 55.00 feet to a point; thence Southwesterly severing the Howard Babb property of which this is a part approximately 600.00 feet to a point; thence with the line of Howard Babb property of record in Book 4250, page 866, in the Register's Office of Davidson County, Tennessee, North 13 degrees 40 minutes 14 seconds West 518.15 feet to a concrete monument; thence leaving Babb's line and severing what was formerly the Boyd M. Babb land of recording Book 4823, page 514, in the Register's Office of Davidson County, Tennessee, South 23 degrees 16 minutes 03 seconds West 1082.79 feet to the point of beginning, containing 5.03 acres, more or less.

Being the same property conveyed to William C. Gifford, Jr., and wife, Susan Gifford by deed from Marisa Chantal Boone and husband, Daniel Boone, of record in Book 10033, page 794, Register's Office for said county.

0402011
IDENTIF + REFERENCE
98 FEB 18 PM 2:42
4818 02/18 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 10798 PG 895

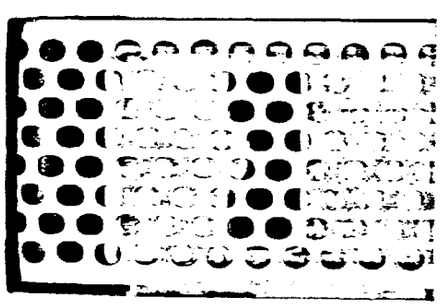
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 12.00
TOTAL 64.80
CHECK 64.80

02/18/98 01 14:40 0001 4818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0402011
IDENTIF. ◆ REFERENCE

98 FEB 18 PM 2:42

REGISTER
DAVIDSON COUNTY, TN

No. 1255321