This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 30
Group:
Parcel: 150

Send Tax Bills to :
Mary Sue Gifford
4784 Whites Creek Pike
Whites Creek, TN 37189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Horace M. Suggs and wife, Nona Rhea Suggs, have bargained and sold and by these presents do hereby transfer and convey unto, Mary Sue Gifford, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows:

TRACT NO. 6: Beginning at the westerly margin of Whites Creek Pike and 1,035.1 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, Page 141, and then leaving said margin of Whites Creek Pike south 48 degrees 17' W 1,165 feet to an iron pin, thence north 42 degrees 30' W 180 feet to an iron pin, thence north 47 degrees 50' E 1,184.8 feet to the westerly margin of Whites Creek Pike, thence along said westerly margin south 36 degrees 30' E 190 feet to the point of beginning.

Being the same property conveyed to Horace M. Suggs and wife, Nona Rhea Suggs by deed from H. Eugene Martin and wife, Virginia C. Martin of record in Book 5099, Page 27, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Mary Sue Gifford, her heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said Mary Sue Gifford, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Mary Sue Gifford, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 21th day of October, 1998.

98 OCT 29 PM 1:00
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Horace M. Suggs
Horace M. Suggs

Nona Rhea Suggs
Nona Rhea Suggs

0505485
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Horace M. Suggs and Nona Rhea Suggs, 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 foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 26th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$149,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen B. Heavener
AFFIANT

Subscribed and sworn to before me this the 26th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999

9473 10/29 0101 03CHECK 562.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11176 PAGE 343

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 149000.00
				CON TX 551.30
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 562.30
				CHECK 562.30
			10/29/98 01	13:00 0001 9473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505485 IDENTIF. # REFERENCE

98 OCT 29 PM 1:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1364642