BOOK 11372 PG. 405

WARRANTY DEED

DARLENE SHORT NOTARY PUBLIC LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 99

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11-9-1999 (AFFIX SEAL)

My Commission Expires NOV. 9, 1999

TCN-ETCC-99-513

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

MaJ

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy G. Gifford	Crestar Mortgage Corporation	21-232
(NAME)	(NAME)	
4188 Knipfer Road	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky W. Sloan and wife, Elizabeth A. Sloan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy G. Gifford and wife, Karyn L. Gifford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, beginning at a stake in the center of Knipfer Road at the Northwest corner of Tract No. 1 of the Short property being in the easterly boundary line of the Carl Moore property; thence South 86 deg. East 225.0 feet to an iron pin; thence North 4 deg. East 113.0 feet to an iron pin; thence South 86 deg. East 475.0 feet to an iron pin; thence North 4 deg. 49' East 177.71 feet to an iron pin; thence North 86 deg. West 650 feet to an iron pin; thence South 4 deg. West 172.0 feet to an iron pin; thence North 86 deg. West 61.0 feet to an iron pin; thence South 0 deg. 05' East 119.0 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Ricky W. Sloan and wife, Elizabeth A. Sloan by Quitclaim Deed from Elizabeth A. Stevens, now known as Elizabeth A. Sloan, of record in Deed Book 9843, Page 885, Register's Office for said County; Also being the same property conveyed to Elizabeth A. Stevens by James O. Fuqua, Jr., and wife, Kimberly Fuqua, of record in Book 8359, Page 866, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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

99 MAR -5 PM 6:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05576071
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 4188 Knipfer Road, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 24th day of February, 19 99

Ricky W. Sloan

Elizabeth A. Sloan

Ricky W. Sloan

Elizabeth A. Sloan

STATE OF TENNESSEE
COUNTY OF SUMNER

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky W. Sloan and wife, Elizabeth A. Sloan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 24th day of February 19 99.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Commission expires 11-9-1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared Commission Expires NOV. 9, 1999

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

4906 03/05 0101 03CHECK 369.90

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- [X] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11372 PG. 407

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0557607

IDENTIF. ↑ REFERENCE

99 MAR -5 PM 6:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

03/05/99 01 1B:01 0001 4906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434072