BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert E. Sparks, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $45,500.00

Affiant

Sworn to and subscribed before me this 26 day of April, 1999

NOTARY PUBLIC

My Commission Expires 7-27-2000

99 APR 27 PM 2:02

REGISTER

05790 71

BOOK 11449 PG. 163

ADDRESS - NEW OWNER
Richard L. Escue, etal
1 Music Square, South
St # 164
Nashville, TN 37203

SEND TAX BILLS TO.
Same

MAP/PARCEL NUMBER
Map 44
Parcel 33

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. C. Gifford**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Richard L. Escue and K. Ann James, and to the survivor of them**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Bolten's Two Lot Subdivision, not of record, 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° 41' 54" E 306.93 feet to an iron pin, said pin being the southwest corner of Wiley O. Gammon property and the northwest corner of the herein described tract; thence S 38° 24' 19" E to an iron pin and corner post; thence N 50° 31' 24" E 80.22 feet to an iron pin and corner post; thence N 47° 54' 20" W to an iron pin; thence N 50° 31' 24" E 250 feet to a point in the westerly margin of Scenic View Drive; thence with margin of said Drive, N 47° 54' 20" W 51 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 W. C. Gifford by deed from Amos Bolton and wife, Edna V. Bolton, of record in Book 10201, page 766, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantor, herein.

This is improved property known as 120 Scenic View Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever, and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 26 day of April, 1999

Mary Sue Gifford

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, the within named, **W. C. Gifford and Mary Sue Gifford**, the Bargainer, 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 this 26 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11449 PG. 165

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	PBFEE	PROBATE FEE

CONT	85500.00
CON TX	166.35
PB FEE	1.00
RECFEE	6.00
CFEE	2.00
TOTAL	175.35
CHECK	175.35

0579071 IDENTIF. # REFERENCE

99 APR 27 PM 2:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

04/27/99 01 14:04 0001 7701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477627