BOX 25-B

BOOK 11497 PG. 785

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

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$245,000.00**.

Linda E Wair
Affiant

Sworn to and subscribed before me this 27 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

99 MAY 27 PM 3:15
REGISTER
DAVIDSON COUNTY, TN
RECORDING FEE
05922239
1647 05/27 0101 03CHECK 917.50

ADDRESS - NEW OWNER
Claude E. Wair
PO Box 246
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 40
Parcel 153

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, **The Gifford Partnership**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Claude E. Wair**, hereinafter called "Grantee", his 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 a portion of that property shown "For Future Development" on the Plan of Section Two, Hickory Hills Subdivision, as of record in Book 6200, page 111, Register's Office for Davidson County Tennessee, and being shown as Lot 1 on the Plan of Section Four, Hickory Hills Subdivision, unrecorded, to which reference is here made, said tract being more particularly described as follows:

Beginning at a point, being the southeasterly corner of property referenced as Lot 1, Hickory Hills Subdivision, Section Two, said point also being located on the northerly right-of-way margin of Old Hickory Boulevard; thence from said point, N 10° 48' 22" W a distance of 207.71 feet to a point located in the southerly margin of Hickory Hills Court; thence with said margin N 79° 11' 38" E a distance of 190.0 feet to a point; thence along a line S 10° 48' 22" E a distance of 208.0 feet to a point in the northerly right-of-way of Old Hickory Boulevard; thence along said margin S 79° 16' 50" W a distance of 190.0 feet to the point of beginning, and containing 0.90 acres, more or less.

Being the same property conveyed to The Gifford Partnership by deed from William C. Gifford and wife, Mary Sue Gifford, of record in Book 9203, page 171, Register's Office for Davidson County, Tennessee.

The legal description as hereinabove set forth is the same as that contained in the previous deed of record.

This is improved property known as 7510 Hickory Hills Court, Nashville, TN 37189.

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 ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 27 day of May, 1999.

THE GIFFORD PARTNERSHIP
By:

William C Gifford Jr
(Name) (Title)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, William C Gifford Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Gifford Partnership, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 27 day of May, 1999

NOTARY PUBLIC

My Commision Expires: 7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11497 PG. 787

0592239

INSTRUMENT NUMBER REFERENCE

99 MAY 27 PM 3:15

REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	245000.00
CON TX	906.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	917.50
CHECK	917.50

05/27/99 01 15:19 0001 1647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466217