WARRANTY DEED,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 5/28/2006 (AFFIX SEAL)

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Scott Gifford (NAME)	Molton, Allen & Williams (NAME)	MAP 15
7446 Whites Creek Pike (ADDRESS)	10555 Main Street S-200 (ADDRESS)	PARCEL 185
Joelton, Tn 37080 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (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, Garlen Gifford and wife, Sandra Gifford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Scott 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 lying in the 1st Councilmanic District of Davidson County, Tennessee, being Tract #4 of a Division Plan prepared by Bruce Rainey & Associates dated October 28, 1980, and revised November 20, 1980, as follows:

Beginning at an iron pin on the easterly margin of Whites Creek Pike, thence South 84 degrees 03 minutes 57 seconds East 942.14 feet to a point; thence South 4 degrees 28 minutes West 120 feet to a point; thence North 84 degrees 03 minutes 57 seconds West 939.08 feet to a point in the easterly margin of Whites Creek Pike; thence with said margin North 4 degrees 28 minutes 23 seconds East 120 feet to the point of beginning, and containing 2.59 Acres, more or less.

This conveyance is made subject to property Taxes for 2002, a lien, but not yet due.

Being part of the same property conveyed to Garlen Gifford and wife, Sandra Gifford by Deed from William C. Gifford of record in Book 10612, Page 264, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Garlen Gifford and wife, Sandra Gifford by Deed of Correction being recorded simultaneously as Instrument # 200207310092114 Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/31/02 16:23 2pgs
Fees:13.00 Taxes:388.50

20020731-0092115

This is improved (X) unimproved ( ) property, known as 7446 Whites Creek Pike, Joelton, Tn 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 hands this 30th day of July 2002

Garlen Gifford

Sandra 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 Garlen Gifford and wife, Sandra Gifford

the bargainor s, 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 at Madison, Tennessee, this 1st day of July, 2002.

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 5/28/2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

MY COMMISSION EXPIRES: MAY 28, 2006

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, _____.

My commission expires _____

_____
Notary Public