WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 14:49 2pgs
Fees:13.00 Taxes:582.75

20020903-0106031

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

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

Notary Public

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

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES: MAY 28, 2006

Return To: and **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
Garlen G. Gifford (NAME)	Same as New Owner (NAME)	MAP 21
6128 Eatons Creek Road (ADDRESS)	(ADDRESS)	PARCEL 272
Joelton, TN 37080 (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, Ann Mills, sole surviving Trustee of the Mills Family Revocable Living Trust Agreement dated January 21, 1998, 1/2 interest and Ann Mills, Trustee of the family *** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garlen G. Gifford and wife, Julia C. 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, being Lots No. 2 and 3 on the Plan of Section One, Jakes Subdivision, of record in Book 4955, Page 67, Register's Office, Davidson County, Tennessee, to which Plan of record is hereby made for a more complete description thereof.

Being the same property conveyed to Bobby L. Mills and wife, Ann Mills by deed from James E. Voekel and wife, Linda Fay Voekel of record in Book 5330, Page 634, Register's Office, Davidson County, Tennessee, further being the same property Bobby L. Mills and wife, Ann Mills conveyed to Bobby L. Mills and Ann Mills, Trustees of the Mills Family Revocable Living Trust Agreement dated January 21, 1998 by Quitclaim Deed of record in Book 10765, Page 358, Register's Office, Davidson County, Tennessee. Bobby L. Mills having since died on February 28, 2001; Ann Mills, as the sole surviving Trustee of the Mills Family Revocable Living Trust conveyed a one-half interest in and to property herein described (as Tenant in Common and retained a one-half interest as Tenant in Common) to Ann Mills, Trustee of the Family (Credit Shelter) Trust U/A dated January 21, 1998 by Quitclaim Deed of record as Instrument # 20010417-0037733, said Register's Office.

This conveyance is made subject to property taxes for 2002, a lien, but not yet due; Restrictive Covenants of record in Book 5143, Page 589, Register's Office for Davidson County, Tennessee and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Section One, Jakes Subdivision, of record in Book 4955, Page 67, said Register's Office.

*** (Credit Shelter) Trust U/A dated January 21, 1998, 1/2 interest.

This is improved (X) property, known as 6128 Eatons Creek Road, Joelton, TN 37080 (unimproved ( ))
(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 my hand this 30th day of August 2002

Ann Mills: Ann Mills
Ann Mills, sole surviving Trustee of the Mills Family Revocable Living Trust Agreement dated January 21, 1998, 1/2 interest.

Ann Mills: Ann Mills
Ann Mills, Trustee of the family (Credit Shelter) Trust U/A dated January 21, 1998 1/2 interest.

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 Ann Mills, sole surviving Trustee of the Mills Family Revocable Living Trust Agreement dated January 21, 1998, 1/2 interest and Ann Mills, Trustee of the family (credit shelter) Trust II/A dated January 21, 1998, 1/2 interest, the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 30th day of August 2002.

Commission expires 5/28/2006

_____
Notary Public

ANNE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF

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