K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seven Thousand Nine Hundred and No/100 ----------
----------($7,900.00) ----------DOLLARS

Cash in hand paid by Maxie Lee Birdwell and wife, Dorothy F. Birdwell, the receipt of which is hereby acknowledged, we,

Jack A. Stafford and wife, Peggy Cothern Stafford

_____ have bargained and sold, and by these presents do transfer and convey unto the said Maxie Lee Birdwell and wife, Dorothy F. Birdwell

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 Lot No. 86 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, said Register's Office.

Said Lot No. 86 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Jack A. Stafford and wife, Peggy Cothern Stafford by deed from H. A. Swift and wife, Margaret Swift, of record in Book 2992, page 47, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maxie Lee Birdwell and wife, Dorothy F. Birdwell
_____ their heirs and assigns, forever.

And we do covenant with the said Maxie Lee Birdwell and wife, Dorothy F.Birdwell
_____ 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, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Jack A. Stafford and wife, Peggy Cothern Stafford
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maxie Lee Birdwell and wife, Dorothy F.Birdwell
_____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of April, 19 61

Jack A. Stafford

Peggy Cothern Stafford

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