K 3574

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INSTRUCTIONS FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D 17000
SEND TAX NOTICES TO: William M. Girton and wife, Bessie E. Girton,
ADDRESS: 1336 Brick Church Pike, Nashville 8, Tenn.

For and in Consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, B.C. Stafford, Jr. and wife, Effie Lee Stafford, have bargained and sold, and by these presents do transfer and convey unto the said William Manuel Girton and wife, Bessie E. Girton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th Civil District of said County, described as follows:

Beginning in the westerly margin of Brick Church Pike at the northeast corner of what was formerly Henry Raymer's Land and running west with his line, 51.6 poles to a stake in what was formerly W. B. Walton's line; thence northeast with Walton's line, 26 poles to a stake in said line; thence east with said line, 39 poles to the brick Church Pike; thence along said Pike, to the beginning, containing 7-5/16 acres, more or less.

Being the same property conveyed to B. C. Stafford, Jr. by deed from Effie Lee Fann, of record in Book 3069, page 593, Register's Office for Davidson County, Tennessee.

THIS TRACT IS	REFERRED AND KNOWN ON TAX RECORDS AS:			
1336	Brick Church Pike	Nashville	8,	Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Manuel Girton and wife, Bessie E. Girton, their heirs and assigns, forever.

And we do covenant with the said William Manuel Girton and wife, Bessie E. Girton, 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 1963 taxes which are prorated and assumed by the grantees.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Manuel Girton and wife, Bessie E. Girton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of June, 19 63

B C Stafford Jr

Effie Lee Stafford

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