WARRANTY DEED

BOOK 3851 PAGE 460

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mayford L. Stafford (NAME)	Dobson & Johnson, Inc. (NAME)	Map 72-9
1002 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	Par. 378
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

M.O.

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100---------- *DOLLARS*

Cash paid by Mayford L. Stafford and wife, Helen V. Stafford, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Mavis F. Toon

have bargained and sold, and by these presents do transfer and convey unto the said Mayford L. Stafford and wife, Helen V. Stafford

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 15th Civil District of Davidson County, Tennessee, being lot No. 63 on the map of Eskridge Subdivision of part of the W. B. Franklin property, as of record in book 547, page 52, Register's Office for said County.

Said lot No. 63 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same real property conveyed to Ralph L. Toon and wife, Mavis F. Toon, by deed from Albert W. Fisher and wife, of record in book 2996, page 304, said Register's Office, the said Ralph L. Toon having since died.

This is unimproved ( ) improved (X) property, known as 1002 Fairwin Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mayford L. Stafford and wife, Helen V. Stafford their *heirs and assigns, forever.*

And I *do covenant with the said* Mayford L. Stafford and wife, Helen V. Stafford *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Mavis F. Toon

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mayford L. Stafford et ux, Helen V. Stafford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mavis F. Toon

Mavis F. Toon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, a Notary Public in and for said County and State, Mavis F. Toon

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 19 65.

Beverly Womble Notary Public

My Commission expires 5/18/68

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

PAID JAN 15 1965
DAVIDSON COUNTY, TENN
COUNTY COURT CLERK
R. E. WORRALL

JAN 15 1965
STATE TAX $ 16.88
PROBATE 50
TOTAL $17.38

WARRANTY DEED

FROM Mavis F. Toon

TO Mayford L. Stafford, etux

65362

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 15 11 34 AM '65

RECORDING FEE $ 2.00
DEP. REG. .50

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.