This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 198307

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 147-14 Par. 174	Mr/Mrs Carroll W. Jones same as below	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 6D-64635	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 677 Candlestick Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 25, 1965, in the original principal sum of $17,400.00, payable to Guaranty Mortgage Company in monthly installments of $96.22, including interest as set forth in said note, and being secured by a deed of trust executed by James William Staggs and wife, Opal T. Staggs, to Herschel Greer, Trustee, as of record in Book 3895, page 312,

JAMES WILLIAM STAGGS and wife, OPAL T. STAGGS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARROLL W. JONES and wife, CHLOE A. JONES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 447 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71.

Said Lot No. 447 fronts 90 feet on the westerly side of Candlestick Drive and runs back between lines 152.5 feet on the southerly line and 149.8 feet on the northerly line to a line in the rear measuring 90 feet thereon.

Being the same property conveyed to James William Staggs and wife, Opal T. Staggs, by deed from Hallmark Construction Company, as of record in Book 3895, page 311.

This conveyance is made subject to restrictions of record in Book 3811, page 978, as amended in Book 3822, page 75.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1967 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of August, 1967.

Opal T. Staggs

James William Staggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4162 PAGE 548

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James William Staggs and wife, Opal T. Staggs, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of August, 1967.

My commission expires: July 26, 1970

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

File: Reau Folk

WARRANTY DEED
REF: hs

FROM
JAMES WILLIAM STAGGS and wife

TO
CARROLL W. JONES and wife

84439

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 17 3 34 PM '67
117 PAGE 145
RECORDING FEE $ 3.00
DEP. REG. H

DOCUMENTARY

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

DAVIDSON COUNTY, TENN.
COUNTY CLERK
R. E. MORRALL
AUG 17 1967 AM