WARRANTY DEED

BOOK 4186 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
BEN O. CALDWELL ET UX	GUARANTY MORTGAGE COMPANY	Map. 25-7
(NAME:)	(NAME:)	
304 Rosehill Drive	316 Union	Par. 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

----------Ten and no/100----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and this property is conveyed subject to mortgage with Guaranty Mortgage Company, of record in Book 3656, page 277, Register's Office for Davidson County Tennessee.

We, PAUL A STAFFORD and wife, PAULETTE STAFFORD

have bargained and sold, and by these presents do transfer and convey unto the said BEN O. CALDWELL and wife, SANDRA M. CALDWELL, 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 43 on the Plan of Ranchwood Estates, Section 3, Goodlettsville, Tennessee, as of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 43 fronts 140 feet on the southerly side of Rosehill Drive and extends back between lines 359.75 feet on the easterly line and 410.1 feet on the westerly line to a dead line in the rear, measuring 130.15 feet thereon.

Being the same property conveyed to Paul A. Stafford and wife, Paulette Stafford, by deed from James M. Fischer, Jr. and Patterson Roney d/b/a Fischer and Roney Construction Company, of record in Book 3641, page 191, said Register's Office.

NOTE: This property is conveyed subject to restrictive covenants and easements apparent and of record.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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 BEN O. CALDWELL and wife, SANDRA M. CALDWELL, their *heirs and assigns, forever.*

And we *do covenant with the said* BEN O. CALDWELL and wife, SANDRA M. CALDWELL *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.* Escrow and insurance are hereby transferred to grantees.

And we, PAUL A. STAFFORD and wife, PAULETTE 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* BEN O. CALDWELL and wife, SANDRA M. CALDWELL, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *day of* November, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



× Paul A. Stafford
PAUL A. STAFFORD
Paulette Stafford
PAULETTE STAFFORD

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A. STAFFORD and wife, PAULETTE STAFFORD

the within named bargainors, 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 2nd day of November, 1967.

Commission expires 12-7-70

Notary Public

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 NOV 2 - 1967 mk
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL
NOV 2 1967
TOTAL $ 2488
PROBATE .50
STATE TAX $ 2438

16,250 S

WARRANTY DEED

FROM

PAUL A. STAFFORD ET UX

TO

BEN O. CALDWELL ET UX

94173

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 2 2 03 PM '67

NOTED: BOOK 117 PAGE 615

RECORDING FEE $ 3.00

DEP. REG. 2

Nashville, Tenn. 37201

303 3rd Ave., No.

Mail To: JOHNSON & EDWARDS

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE