WARRANTY DEED

BOOK 4365 PAGE [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Stafford (NAME)	First Federal Savings (NAME)	Map 96-9
2828 Surrey Road (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	Par. 146
Nashville 14 Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3190, page 171, Register's Office for Davidson County, Tennessee.

We, Melvin L. Riley and wife, Annie V. Riley

have this day bargained and sold, and do hereby transfer and convey unto the said

James L. Stafford and wife, Mary E. Stafford

their ~~heirs~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Donelson Heights as of record in Book 1424, page 35, Register's Office for said County.

Said Lot fronts 80 feet on the southerly side of Surrey Road and runs back 160.08 feet on the westerly line and 192.15 feet on the easterly line to a dead line on which it measures 116.17 feet.

Being the same property conveyed to Melvin L. Riley by deed from William E. Smith and wife, Cleo F. Smith of record in Book 3184, page 291, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,130.00

Subscribed and sworn to before me, this the 10 day of September 19 69

Affiant Odell Brinkley Jr.

My commission expires: 5-23-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ... (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James L. Stafford and wife, Mary E. Stafford

their ~~heirs~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James L. Stafford and wife, Mary E. Stafford, their ~~heirs~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of September, 19 69 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Annie V. Riley

X Melvin L. Riley

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edith Bunkley Jr. *a Notary Public in and for said County and State,* Melvin L. Riley and wife, Annie V. Riley

the within named 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* 10th *day of* September, *19* 69.

Edith Bunkley Jr. *Notary Public*

Commission expires 8/6/72

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 .....

SEP 18 69 CONV 11,130.65
SEP 18 69 S'TAX A* 28.86
SEP 18 69 PR'FEE A* .50
SEP 18 69 W'DEED A* 3.00 * 32.36

WARRANTY DEED

FROM

MELVIN L. RILEY, ET UX
TO
JAMES L. STAFFORD, ET UX

A 54474

IDENTIF. REFERENCE

SEP 18 8 42 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON