TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Utley (NAME)	Same BOOK 4403 PAGE 321 (NAME)	Map. 69-16
3822 Hydes Ferry Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pc. 38
Nashville, Tenn. (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 by James Utley and J. Marshall Warren, as tenants in common

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Louise Abernathy Stinson Stafford

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Davis, Surveyor, dated October 18, 1969, as follows:
BEGINNING at the common rear corner of the Louise Stafford property and the James Utley property, a description of which is of record in Book 3830, page 742, Register's Office for Davidson County, Tennessee, said point being located at a point south 53° 30' west 150 feet from the center line of Old Hydes Ferry Road; thence leaving the common dividing line of Utley and Stafford and running along the rear lines of James Utley and Theo Phillips south 36° east 250 feet to a point, a common corner of Theo Phillips and J. F. McClellan Boundary, south 53° 30' west 188 feet to a point; thence leaving McClellan's line, north 46° 30' west 249 feet to a point; thence north 33° 45' east 156 feet to a point; thence north 56° 15' west 72 feet to a point; thence south 33° 45' west 63 feet to the point of beginning.
BEING a part of the property conveyed to Walter Stafford and wife, Louise A. Stafford by deed from Mosco W. Brown and wife, of record in Book 1762, page 599, Register's Office for Davidson County, Tennessee, and part of the same property vested in Louise Abernathy Stinson Stafford in the cause of Louise Abernathy Stinson Stafford vs. Walter Stafford of record in Book 2739, page 252, Register's Office for Davidson County, Tennessee. This conveyance is subject to the lien of taxes for 1970.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, the owner and holder of a debt secured by the lien of a deed of trust upon the above property as recorded in Book 2755, page 375, said Register's Office, joins in the execution of this deed solely for the purpose of releasing the above described property from its said lien, but not further or otherwise.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (City or Town) (Postal Zone)

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, B. D. Cunningham, a Notary Public within and for the State and County aforesaid, personally appeared A. B. Vaughan and Margie J. Wilkerson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Assistant Vice President and Secretary respectively of the First Federal Savings & Loan Assn. of Nashville, one of the within named bargainor, a corporation, and that (they) as such Assistant Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A. B. Vaughan as such Assistant Vice President, and attesting the same by the said Margie J. Wilkerson as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 11th day of March, 1970.

My commission expires 7-20-71

B. D. Cunningham
Notary Public.

Witness our hands this 11th day of March 19 70

First Federal Savings & Loan Association of Nashville

By: A. B. Vaughan

A. B. Vaughan, Asst. VicePresident

Louise Abernathy Stinson Stafford

Louise Abernathy Stinson Stafford

Attest: Margie J. Wilkerson

Margie J. Wilkerson, Sec.

STATE OF TENNESSEE
DAVIDSON COUNTY

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Personally appeared before me, Ben D. Cunningham, a Notary Public in and for said County and State, the within named

Louise Abernathy Stinson Stafford

the bargainors, 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 Nashville, Tennessee, this 11th day of March, 19 70

Commission expires 7-20-71 Notary Public Ben D. Cunningham

TENNESSEE TITLE COMPANY

Warranty Deed

From

Louise A. S. Stafford

To

James Utley and
J. Marshall Warren

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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For and in consideration of the sum of ----------(00.00)----------

-----TEN and NO/100-----

cash in hand paid by James Utley and J. Marshall Warren, as tenants in common

hereinafter referred to as the GRANTEES, ... Louise Abernathy Stinson Stafford

MAR12-70 CONV A* 4,000.00

MAR12-70 S'TAX A* 5.20

MAR12-70 PRFEE A* .50

MAR12-70 W'DEED A* 6.00 * 11.70

hereinafter referred to as the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, certain tract or parcel of land in ... County, to wit:

A tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Davis, Surveyor, dated October 18, 1969, as follows:

BEGINNING At the common rear corner of the Louise Stafford property and the James Utley property, a description of which is of record in Book 30, page 742, Register's Office for Davidson County, Tennessee, said point being located at a point south 53° 30' west 130 feet from the ... line of Old Hydes Ferry Road; thence leaving the common dividing line of Utley and Stafford and running along the rear lines of James Utley and Geo. Phillips south 36° east 250 feet to a point, a common corner of The Phillips and J. F. McClellan Boundary, south 53° 30' west 188 feet to a point; thence leaving McClellan's line, north 46° 30' west 249 feet to a point; thence north 33° 45' west 156 feet to a point; thence north 56° 15' west 72 feet to a point; thence south 33° 45' west 63 feet to the point of beginning. BEING a part of the property conveyed to Walter Stafford and wife, Louise A. Stafford by deed from Mosco W. Brown and wife, of record in Book 1762, page 599, Register's Office for Davidson County, Tennessee, and part of the ...

A 71079

IDENTIF. REFERENCE

MAR 12 1 10 PM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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March 70

First Federal Savings & Loan Association of Nashville

Louise Abernathy Stinson Stafford

By: A. B. Vaughan, Asst. VicePresident

Attest: Margie J. Wilkerson, Sec.

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Louise Abernathy Stinson Stafford

Nashville

March 70

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 4000.00

State of Tennessee)
County of Davidson)

James Utley
Affiant

Sworn to and subscribed before me this 11 day of March, 1970.

My commission expires: 2-20-71

Notary Public, in and for the aforesaid State and County.

Deed

Louise A. S. Stafford

James Utley and J. Marshall Warren