WARRANTY DEED

BOOK 4457 PAGE 554

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George R. Wauford, et al	George R. Wauford	4D-28590
(NAME)	(NAME)	Map. 69-9
1511 Debow Street	1511 Debow Street	Par. 127
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee	Old Hickory, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Three Hundred Sixty-Five and 19/100 ----------($3,365.19) ---------- *Dollars,*

of which $1,165.04 has been paid in cash by George R. Wauford and mother, Theresa N. Wauford, the receipt of which is hereby acknowledged, and for the remainder the said George R. Wauford and mother, Theresa N. Wauford, have assumed and agree to pay the unpaid balance of $2,200.15 in the original amount of $4,935.36, secured by deed of trust of record in book 3997, page 980, Register's Office for Davidson County, Tennessee,

I, Ivory Mae Sheppard

have this day bargained and sold, and do hereby transfer and convey unto the said George R. Wauford and mother, Theresa N. Wauford, jointly for life and upon the death of either to the survivor in fee, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in said County and State, being lot No. 12 and the southerly 18 feet of lot No. 13 of Block No. 4 on the plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, as of record in book 421, page 117, Register's Office for said County.

Said lot No. 12 and part of lot No. 13 front together 68 feet on the easterly side of Hadley Road and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Frank M. Newman, Trustee, for the express purpose of reconveyance to create a sole estate in Ivory Mae Sheppard, by deed from Frank W. Sheppard and wife, of record in book 4210, page 702, said Register's Office.

This Instrument Was Prepared By

[illegible]

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tenn 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3365.19

Affiant

Subscribed and sworn to before me, this the 4th day of November 1970

Notary Public

My commission expires: June 6, 1972
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 4232 Old Hickory Blvd. Old Hickory, Tennessee
(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 George R. Wauford and mother, Theresa N. Wauford, jointly for life and upon the death of either to the survivor in fee, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George R. Wauford and mother, Theresa N. Wauford, jointly for life and upon the death of either to the survivor in fee, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ivory Mae Sheppard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Ivory Mae Sheppard

the within named bargainor....., 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* 2 *day of* Nov., *19*70

[illegible]
Notary Public

Commission expires 7/24/74

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.....

Guaranty Title 208342

WARRANTY DEED

FROM

Ivory Mae Sheppard

TO

George R. Wauford, et al

A 95541

IDENTIF. REFERENCE

Nov 6 2 16 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

NOV-6 70	CONV	*3,365.19				
NOV-6 70	S'TAX		A*	8.84		
NOV-6 70	PR'FEE		A*	.50		
NOV-6 70	W'DEED		A*	3.00	*	12.34

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
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