BOOK 4469 PAGE 455
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,330.94

Edward W Stafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 19 70.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Stafford (NAME)	Home Federal Savings & Loan (NAME)	2D 40260
527 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Map 136 13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM J. CROSSLIN, JR. and wife, JOYCE C. CROSSLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD W. STAFFORD and wife, WANDA A. STAFFORD

HEREINAFTER CALLED THE GRANTEES, 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 No. 48, Edge-O-Lake Estates, Section 4, of record in Book 3600, pages 87 and 88, Register's Office for said County.

SAID Lot No. 48 fronts 80 feet on the westerly margin of Rural Hill Road; thence back between lines, measuring 136.97 feet on the southerly line and 136.06 feet on the northerly line, to a line in the rear, measuring 83.58 feet thereon.

BEING the same property conveyed to William J. Crosslin, Jr. and wife, Joyce C. Crosslin, by deed from Ralph Stevens Construction Co., Inc. of record in Book 4196, page 878, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust to Home Federal Savings and Loan Association, of record in Book 4196, page 880, in the Register's Office for Davidson County, Tennessee, and amended in Book 4284, page 802, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantee.

unimproved ( ) This is improved (X) property, known as 527 Rural Hill Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 20 day of December, 19 70

William J. Crosslin, Jr.

Joyce C. Crosslin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Crosslin, Jr. et ux Joyce C. Crosslin

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 30 day of December 19 70.

Commission expires 7-31-74

William J. Crosslin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM J. CROSSLIN, JR. ET UX

TO
EDWARD W. STAFFORD ET UX

B 00532

IDENTIF. REFERENCE

DEC 30 10 43 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

DEC 30 70	CONV	31,330.91			
DEC 30 70	S'TAX		A*	81.38	
DEC 30 70	PR'FEE		A*	.50	
DEC 30 70	W'DEED		A*	3.00	* 84.88