TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	BOOK 4498 PAGE 661	MAP-PARCEL NUMBERS
Grady D. McNeal, Et Ux (NAME)	Community Fed. Sav. & Loan Assn. (NAME)		Map 18-15
546 Moncrief Avenue (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)		Par. 3
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37208 (CITY) (ZONE) (STATE)		

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS cash in hand paid by Grady D. McNeal and wife, Amy Marshall McNeal,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Robert D. Stafford and wife, Peggy O. 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:

Land in Davidson County, Tennessee, being Lot No. 79-A on the Third Revision of the Moncrief Subdivision not of record, being part of Allen Mathis Land, Goodlettsville, Tennessee, described according to a survey of Ernest Davis, Surveyor, dated April 17, 1971, as follows:

BEGINNING at an iron pin in the west margin of Moncrief Avenue, said pin being 238.8 feet from the southwest corner of the intersection of Brick Church Pike and Moncrief Avenue; thence north 81˚ 37' west 315.9 feet to an iron pin; thence south 9˚ 27' west 51 feet to an iron pin; thence south 71˚ 20' east 292.0 feet to the west margin of Moncrief Avenue; thence northerly with the west margin of Moncrief Avenue, 111.7 feet to the beginning.

Being property conveyed to Robert D. Stafford and wife, Peggy O. Stafford, by deed from Kirby Clifton, Jr. and wife, in Book 4367, page 695, said Register's Office.

Said property is known as Parcel ~~G-11649~~ Map 18-15 Par 3 in the County Tax Assessor's Office.

Prepared by Avon N Williams Jr.
1414 Parkway Towers
Nashville 37201

This is unimproved ( ) improved (X) property, known as 546 Moncrief Ave., Goodlettsville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 3rd day of May 19 71

Robert D. Stafford
Robert D. Stafford

Peggy O. Stafford
Peggy O. Stafford

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Alpha J. Hall, a Notary Public in and for said County and State, the within named Robert D. Stafford and wife, Peggy O. Stafford, the 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 3rd day of May, 19 71.

Commission expires January 29, 1972 Notary Public Alpha J. Hall

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
ROBERT D. STAFFORD, ET UX

To
GRADY D. McNEAL, ET UX

REGISTER STAMP BELOW:

Mail
Community Federal
Savings & Loan
2605 Jefferson
Nashville, 37208

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

1004

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22,950. [illegible]

Subscribed and sworn to before me this 3rd day of May, 19 71

Deputy Register [illegible]

B 13361

IDENTIF. REFERENCE

MAY 3 3 45 PM '71

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

MAY-3[illegible]	CONV	22,950.00				
MAY-3[illegible]	S'TAX		A*	59.54		
MAY-3[illegible]	PR'FEE		A*	.50		
MAY-3[illegible]	W'DEED		A*	3.00	*	63.04