BOOK 1507 PAGE 998

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Ralph E. Griffith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 1971.

Mrs. Lee M. White
Notary Public

MY COMMISSION EXPIRES: Feb. 2, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Edwin Griffith (NAME)	Guaranty Mortgage Company (NAME)	8D-72595
Tuckaway Court, (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Map 129-1-5
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Thomas J. Broderick III and James Alvin Crossman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Edwin Griffith and wife, Margaret B. Griffith

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. 1 on the Plan of the Resubdivision of Lot No. 963, West Meade Farms, Section 15, as of record in Plan Book 4175, page 86, Register's Office for said County, described as follows:

Beginning on the westerly margin of Tuckaway Court at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 64 deg. West 396 feet; thence South 31 deg. 40' East 174.5 feet; thence North 80 deg. 50' East 223.6 feet; thence North 13 deg. East 274.7 feet to the westerly margin of Tuckaway Court; thence with the same northerly 36.3 feet to the beginning.

Being part of the same property conveyed to Thomas J. Broderick III and James Alvin Crossman, by deed from Stanley M. Chernau, Trustee, of record in Book 4298, page 91, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as _____ Tuckaway Court 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 hands this 26th day of May, 1971

Thomas J. Broderick III

James Alvin Crossman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Lee M. White, a Notary Public in and for said County and State, the within named Thomas J. Broderick III and James Alvin Crossman

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 26 day of May 1971

Commission expires Feb. 2, 1975

Mrs. Lee M. White
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
Thomas J. Broderick III and
James Alvin Crossman

TO
Ralph Edwin Griffith and wife,
Margaret B. Griffith

B 17548

IDENTIF. REFERENCE

JUN 4 1 09 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

$ 7000 - 21.70

JUN-4-	CASH	*7,000.00			
JUN-4-	STAX		A*	18.20	
JUN-4-	PRFEE		A*	.50	
JUN-4-	WDEED		A*	3.00	* 21.70