Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1973

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy R. Crague (NAME)	Mortgage Associates, Inc. (NAME)	15D-31000
1331 Cardinal Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	61-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	59

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, James E. Stafford et ux Martha S. Stafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy R. Crague et ux Barbara A. Crague

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:

BEING Lots Nos. 17 and 18 of Block "A" on the map of Greenland Estates as of record in Book 974, Page 13, Register's Office, Davidson County, Tennessee.

SAID Lots Nos. 17 and 18 fronts 100 feet on the northerly side of Cardinal Avenue, formerly Martha Avenue, and runs back between parallel lines 175 feet to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to James E. Stafford et ux Martha S. Stafford by deed from T. A. Huggins et ux Ebbie Jackson Huggins as of record in Book 4100, Page 862, Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 1281, Page 223, Register's Office, Davidson County, Tennessee.

This is unimproved (x) improved ( ) property, known as 1331 Cardinal Avenue, Nashville, Tennessee 37216
(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 21 day of December, 1972

James E. Stafford: x James E Stafford

Martha S. Stafford: x Martha S Stafford

STATE OF TENNESSEE
XXXXXX County of x Sumner

BOOK 4673 PAGE 16

Personally appeared before me, x James C. Hicks, Jr., a Notary Public in and for said County and State, the within named James E. Stafford et ux Martha S. Stafford

the bargainor, 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 x Goodlettsville, Tennessee, this x 21 day of x December 19x 72

Commission expires x 4-28-73

x [signature] 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the (they) 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
JAMES E. STAFFORD et ux
MARTHA S. STAFFORD

TO
TOMMY R. CRAGUE et ux
BARBARA A. CRAGUE

391567

IDENTIF. REFERENCE

JAN 18 10 42 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 18 73	CONV	18,950.00			
JAN 18 73	S'TAX		A*	49.14	
JAN 18 73	PR'FEE		A*	.50	
JAN 18 73	W'DEED		A*	4.00	* 53.64

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219