THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4820 PAGE 173

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs James Alford (NAME:)	First Federal Savings & Loan (NAME:)	28-0-73 28-0-20
4648 Grays Point Rd (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	14D-45750
Nashville TN 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	14D-45855

For and in Consideration of the sum of TEN DOLLARS * ($10.00) *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated August 28, 1964, in the original principal sum of $13,550.00, payable to First Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust exeucted by Russell M. Evans and wife, to Louis R. Linx, Trustee, as of record in Book 3807, page 118, Register's Office for Davidson County, Tennessee,

WE, RUSSELL M. EVANS and wife, MILDRED S. EVANS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES ALFORD and wife, DELORES ALFORD

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two Tracts of land in the 14th Civil of said County, described as follows:

TRACT I: Being described partially according to a survey by L. R. Mefford, Jr., dated March 21, 1967, as follows: BEGINNING at a point in the center of Grays Point Road at the northeast corner of the property conveyed to M. E. Spruill of record in Book 3761, page 337, Register's Office for said County; thence north 88 degrees west 661 feet to a point; thence north 29 degrees 2 minutes east 410.5 feet to a point in Evans south line; thence south 19 degrees 10 minutes east 672.2 feet to a point in the west margin of Grays Point Road; thence south 1 degrees 26 minutes west 45.48 feet to a point; thence continuing with the margin of Grays Point Road, south 7 degrees 20 minutes east 150 feet to the point of beginning.

TRACT II: Being part of Lots Nos. 13 and 14 on the Map of Henry Floto's Estate, as of recordin Book 421, page 147, described according to a survey made May 31, 1962 by J. Hollinsworth, Jr., Surveyor, as follows:

BEGINNING at a point in the center of Grays Point Road, the southeast corner of the property conveyed to Charles M. Johnson and wife, as of record in Book 3101, page 482; thence south 24 degrees 54 minutes west 60 feet; south 13 degrees 13 minutes west 100 feet; south 1 degree 26 minutes west 54.52 feet with said center line; thence north 69 degrees 10 minutes west 1927.62 feet to an iron pin; thence north 2 degrees east 251.55 feet to an iron pin in Johnson's line; thence south 68 degrees 22 minutes east 1981.90 feet to an iron pin, the point of beginning, containing 10 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 20th day of May, 1971

Affiant

My commission expires: (Affix Seal)

Notary Public

Being the same property conveyed to Russell M. Evans and wife, Mildred S. Evans, by deed from Edward W. Thompson and wife, in Book 4169, page 643, as to Tract I; by deed from Ezra D. Martin and wife, as of record in Book 3807, page 117, said Register's Office as to Tract II.

This is unimproved ( ) improved (X) property, known as Grays Point Road, Joelton, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES ALFORD and wife, DELORES ALFORD, *their heirs and assigns, forever.*

And we *do covenant with the said* JAMES ALFORD AND WIFE, DELORES ALFORD *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,* Except for 1974 taxes which have been prorated and assumed by Buyers and deed of trust set out above.

And we, RUSSELL M. EVANS and wife, MILDRED S. EVANS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES ALFORD AND WIFE, DELORES ALFORD, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* May, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Russell M. Evans
Russell M. Evans

Mildred S. Evans
Mildred S. Evans

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas A. Burr, *a Notary Public in and for said County and State, the within named* Russell M. Evans and wife, Mildred S. Evans

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* 20th *day of* May, *19* 74.

Douglas A. Burr, *Notary Public.*

Commission Expires April 23, 1978

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

the 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, this day of, 19.

, *Notary Public.*

Commission Expires

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

WARRANTY DEED

FROM

RUSSELL M. EVANS AND WIFE

TO

JAMES ALFORD AND WIFE

C5653O

IDENTIF. REFERENCE

MAY 30 2 18 PM '74

DAVIDSON COUNTY, TENN.

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MAY 30 CONV 41,000.00

MAY 30 STAX A* 106.60

MAY 30 PRFEE A* .50

MAY 30 W/DEED A* 8.00 * 115.10

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return to: David Herbert, Atty.
14th Flr. 3rd Natl.Bk. Bldg.
Nashville, Tennessee 37219