BOOK 5130 PAGE 8

FORM NO. WD-1

This Instrument Was Prepared By
KINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1977.

Mary Margaret Stamps
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 14, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. C. MIFFLIN, III (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	92-16
1206 7th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	755 Main Street (STREET ADDRESS)	198
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Oak Ridge, Tennessee 37830 (CITY) (STATE) (ZIP)	10W-775

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, Frank Stafford, John C. Jenkins, Jr., and Larry L. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. C. Mifflin, III

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 part of Lot No. 1 in the Subdivision of Lot No. 144, Boyd's Tract, not of record, and which 55 foot lot is more particularly described as follows:

Being a part of a portion of Lot No. 1 in the Subdivision of Lot No. 144, Boyd's Home Tract, said Lot is on the Southeast corner of Broadway and 19th Avenue in the City of Nashville, said County, and fronts 55 feet on the South side of said Broadway; the west line of said lot extends back Southwesterly 125 feet along the East margin of the pavement on the said 19th Avenue to an alley 10 feet wide, said alley is now marked by a driveway in the pavement on the East side of said 19th Avenue and by a fence on the North side of said alley; thence with the Northern margin of said alley, 40 feet to a point; thence from said last point in a Northeasterly direction 17 feet 8 inches to a point 125 feet South of the Southerly margin of the pavement on the South side of the said Broadway; and thence in a Northerly direction 125 feet to the Southern margin of the pavement just referred to and to a point 55 feet Eastwardly from the Southeast corner of Broadway and 19th Avenue.

Being the same property conveyed to A. C. Mifflin, III, Frank Stafford, and John C. Jenkins, Jr., by deed from Billips Builders Company, Inc., as of record in Book 4814, page 913, Register's Office for Davidson County, Tennessee. Larry L. Butler joins in the execution of this deed for the purpose of conveying any interest he may have in the described property by virtue of any conveyance to him, recorded or unrecorded of all or any part of the interest previously conveyed to Frank Stafford.

This conveyance is made subject to an unrecorded lease to Willie Studer America, Inc., dated October 14, 1976.

This is unimproved ( ) improved ( ) property, known as _____ (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 this 30TH day of March, 19 77

X Frank E. Stafford

X Larry L. Butler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Margaret Daeuphle, a Notary Public in and for said County and State, the within named Frank Stafford, John C. Jenkins, Jr., and Larry L. Butler

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 31ST day of March 19 77

Commission expires [illegible] Mary Margaret Daeuphle
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
Frank Stafford, John C. Jenkins, Jr.

and Larry L. Butler

TO
A. C. Mifflin, III

D96481

IDENTIFICATION REFERENCE

MAR 31 4 06 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR 31 77	CONV	88,000.00			
MAR 31 77	S'TAX		B*	228.80	
MAR 31 77	PR'FEE		B*	.50	
MAR 31 77	W'DEED		B*	4.00	* 233.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BOOK 5130 PAGE 8