BOOK 5302 PAGE 342

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,949.97

Buford DeFord Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 78.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford DeFord, Jr. (NAME)	1st Federal Savings & Loan Assn (NAME)	5DU 43714
5020 Packard Drive (STREET ADDRESS OR ROUTE NUMBER)	4th @ Union (STREET ADDRESS)	148-13
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	184

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, SUSAN H. YORK and husband, CHARLES E. YORK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BUFORD DEFORD, JR. and wife, JANE DEFORD

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. 80 on the plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for said County.

SAID Lot No. 80 fronts 90.0 feet on the southeasterly margin of Packard Drive and extends back between parallel lines 170 feet to a dead line.

BEING the same property conveyed to John H. Garrett and wife, Susan H. Garrett by deed from George M. Johnson and wife, Lucile B. Johnson of record in Book 4495, page 358, said Register's Office, the said John H. Garrett and Susan H Garrett having since been divorced by decree of the Fifth Circuit Court for said County, the said John H. Garrett conveyed his interest therein to Susan D. Garrett (being one and the same person as Susan H. Garrett) by instrument of record in Book 4980, page 855, said Register's Office.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Association of record in Book 4495, page 360, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 5020 Packard Drive, Nashville, Tennessee 37219
(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 22nd day of June, 19 78

Susan H. York
Susan H. York

Charles E. York
Charles E. York

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan H. York and husband, Charles E. York

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 22nd day of June, 1978

Commission expires 1-18-82

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

SUSAN H. YORK and husband,

CHARLES E. YORK

TO

BUFORD DEFORD, JR. and wife,

JANE DEFORD

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IDENTIFICATION REFERENCE

JUN 23 8 50 AM '78

REGISTER

JUN23 78 CONV 25,949.97

JUN23 78 S'TAX B* 67.34

JUN23 78 PR'FEE B* .50

JUN23 78 W'DEED B* 4.00 * 71.84

Row 1, Box 8 (djm)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.