THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

BOOK 5405 PAGE 557

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TONY LYNN STAFFORD, ET UX (NAME)	KIMBROUGH-KAVANAUGH & ASSOC. (NAME)	MAP 43 13
237 Hickory Street (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	PAR 340
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..TEN AND NO/100..
..($10.00)..... *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CLARA M. SIMMONS, hereinafter referred to as Grantor, has
~~XXX~~ *this day bargained and sold, and do hereby transfer and convey unto the said* TONY LYNN STAFFORD AND WIFE, DONNA GAYLE SIMMONS STAFFORD, as tenants by the entirety, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 10 of Block E on the Map of Crittenden Estates, as of record in Book 947, page 69, Register's Office for said County.

Said Lot fronts 50 feet on the north side of Hickory Street, formerly Oak Street and runs back between lines 131.7 feet on the west line and 131.1 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Joseph N. Simmons and wife, Clara M. Simmons by deed of record in Book 4159, page 437, Register's Office for Davidson County, Tennessee, and the said Joseph N. Simmons having died in November, 1978, the Grantor, Clara M. Simmons, became sole owner of the hereinabove described property.

Grantor herein, Clara M. Simmons, retains during the course of her lifetime, a right of possession of the said premises together with the Grantees. Should the Grantees sell, transfer or convey their right, title and interest in the said property or should the Grantees relinquish possession of the said property, then and in such event, the Grantor, Clara M. Simmons, shall have the sole and exclusive right of possession of the said property for and during her natural lifetime.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 12th day of March, 1979

Tony Lynn Stafford
Affiant

HOMER R. AYERS
Notary Public, State of Tenn. at Large
My commission expires Commission Expires 2-14-81

Notary Public

This is ( ) unimproved (X) improved property, known as 237 Hickory Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..... grantees, ... their ..... *(successors), heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 12th day of March, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara M. Simmons

This Instrument Prepared From
Information Furnished By The Parties

BOOK 5405 PAGE 558

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARA M. SIMMONS

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tennessee, this 22nd day of March, 1979.

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

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.....

8778 03/15/79 43.50- CHECK

WARRANTY DEED
FROM
CLARA M. SIMMONS
TO
TONY LYNN STAFFORD, ET UX

F. I. 8 5 6 0

IDENTIF. REFERENCE

MAR 15 9 01 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5405 PAGE 559

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15000.00- CAMT.
39.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 43.50-
B778A03/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 85 6 0

IDENTIF. REFERENCE

MAR 15 9 01 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 370377