FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF MAY, 1983

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. STAFFORD (NAME)	S A M E (NAME)	104-04-0
1000 18th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	087
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W 06325

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 R. GROSECLOSE and W. E. LEWIS, JR., and MARY ELISE ANDERSON, with each holding a one-third undivided interest and with no right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. STAFFORD, SINGLE

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:

LOT NO. 1 on the Plan of M. R. Shields Subdivision of Lot No. 4 on the O. B. Hayes Tract of record in Book 57, page 60, Registers Office for Davidson County, Tennessee.

SAID Lot No. 1 of record in Book 57, page 60, said Register's Office, fronts 48 feet on the easterly margin of 18th Avenue, South, and runs back between parallel lines with the southerly margin of Grand Avenue, 150 feet to an alley.

BEING the same property conveyed to James R. Groseclose and W. E. Lewis, Jr., and Mary Elise Anderson, with each holding a one-third undivided interest and with no right of survivorship, by deed from Larry D. Woods, of record in Book 5825, page 144, Register's Office for Davidson County, Tennessee.

H 4 9 0 4 2

IDENTIF. REFERENCE

MAY 20 10 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1000 18th Avenue, South, Nashville, Tennessee 37212
(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 s this 6th day of May, 1983

JAMES R. GROSECLOSE W. E. LEWIS, JR. MARY ELISE ANDERSON

05/20/83 0050 CK

8097

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES R. GROSECLOSE AND W. E. LEWIS, JR., and MARY ELISE ANDERSON, with each holding a one-third undivided interest and with no right of survivorship,

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 6th day of May, 19 83.

Commission expires 10/19/86

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

TO

PREPARED BY: Keller

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

CONT'D NEXT PAGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			200000.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	526.50-
			8987A05/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 9 0 4 2

IDENTIF. REFERENCE

MAY 20 10 28 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950428