BOOK 6734 PG 853

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 6500.00.

X Wanda D. Reynolds
Affiant

SWORN to and subscribed before me on this the 3rd day of December, 1985.

Virginia A. Hall
NOTARY PUBLIC

My Commission Expires: 1/10/89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Wanda D. Reynolds	1501 Golf Club Rd.	44.5
Same	Old Hickory, Tn. 37138	Par. 166

KNOW ALL MEN BY THESE PRESENTS, that I, JEAN S. REYNOLDS, Guardian of the Estate of HERSCHEL W. STAFFORD, SR. and wife, RUBY L. STAFFORD, by Order of the Circuit Court of Wilson County, Tennessee, of November 18, 1985, do by virtue and in execution of the powers to me given in and by said Order and of every other power and authority to me hereunto enabling, and in consideration of the sum of TEN DOLLARS ($10.00), to me paid by the hereinafter named **GRANTE** and other good and valuable consideration the receipt of which is hereby acknowledged, I, have bargained and sold and by these presents, do transfer and convey unto WANDA S. REYNOLDS and wife, RUTH REYNOLDS, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No. 20 on the Map of Hadley's Subdivision of Old Hickory, Tennessee, as of record in Book 547, Page 125, said Register's Office, and described as follows:

BEGINNING on the northeasterly magin of DuPont, formerly Newell Avenue at its intersection with the northwesterly line of the property conveyed to Huey A. Johnson and wife, by Deed from Sam J. Boyd and wife, of record in Book 1392, Page 68, said Register's Office; thence with Johnston's northwesterly line, northeastwardly 147 feet, more or less, to the southwesterly margin of an alley; thence with said alley, northwestwardly 40 feet to the southeasterly margin of another alley; thence with said last-mentioned alley, southwestwardly 150 feet to the northeasterly margin of DuPont Avenue; thence with said Avenue, southeastwardly 2 feet to the beginning.

BEING the same property conveyed to HERSCHEL WASHINGTON STAFFORD and wife by Deed from CHARLOTTE RASBURY, of record in Book 5127, Page 523, Register's Office for Davidson County, Tennessee.

This is improved property known as 118 Newell Avenue, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 3rd day of December, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Jean S Reynolds

JEAN S. REYNOLDS, Guardian for HERSCHEL W. STAFFORD, SR. and RUBY L. STAFFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of December, 1985, before me personally appeared JEAN S. REYNOLDS, to me known or proved to me on the basis of satisfactory evidence, to be the person who is the Guardian of the Estate of HERSCHEL W. STAFFORD, SR. and wife, RUBY L. STAFFORD by Order of the Circuit Court for Wilson County, Tennesee filed November 18, 1985 and the person described in and who executed the foregoing instrument as such Guardian and acknowledged that she executed the same as her free act and deed as Guardian.

WITNESS my hand and seal at office in Old Hickory, TN, this the 3rd day of December, 1985.

Virginia Taylor
NOTARY PUBLIC

My Commission Expires: 1/10/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6734 PAGE 855

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			650 .00- CAPIT.	
			16.50 CSTAX	
			.50 PREL	
			6.00 MISC	
			CHECK 21.40-	
6167A	12/13/05	BAL	.01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 6 7 3

IDENTIFICATION REFERENCE

DEC 13 10 26 AM '05

No. 201174