Prepared by:
JAMES H. HILL, Attorney
310 Gallatin Road, South
Madison, Tn. 37115

WARRANTY DEED

BOOK 7220 PAGE 156

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
George W. Mauford, et al.	Same	64-09-66
(NAME) 4651 Old Hickory Blvd	(NAME) (STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory TN. 37138	(CITY) (ZONE) (STATE)	
(CITY) (P. O. ZONE) (STATE)		

For and in Consideration of the sum of ----------TWENTY-TWO THOUSAND NO/100 ($22,000.00) ---------- *DOLLARS*

cash, in hand paid, the receipt of which is hereby acknowledged,

20593

IDENTIFICATION REFERENCE

APR 30 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I, MARION G. BAKER, Conservator of the Estate of Nellie Lucille McGee, Ward,
the Grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* GEORGE W. MAUFORD and mother, THERESA N. MAUFORD
the Grantees, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 13, 15, 17, 19 and 21 of Block "F" on the Map of Hadley's Bend City, as of record in Book No. 421, page 120, Register's Office for Davidson County, Tennessee. Said Lots Nos. 13, 15, 17, 19 and 21 front 25 feet each on the Westerly side of Union Street, and run back between parallel lines 150 feet to an alley.

Lots Nos. 7 and 9 Block B in the subdivision of the Hulme farm known as Hadley's Bend City, being the same property conveyed to us by Frederick W. Lewis, as of record in Book 457, page 319, Register's Office for Davidson County, Tennessee. Plan of said lots of record in Book 457, page 120, Register's Office for Davidson County, Tennessee.

Lots Nos. 8 and 10, Block B in the above subdivision and conveyed to us by Frederick W. Lewis, as of record in Book 457, page 324, Register's Office for Davidson County, Tennessee. Said Lots front on the west side of Hadley's Bend Road and run back 150 feet to an alley.

Lot No. 5 of Block 2, on the Plan of Berryville, which is of record in Book 421, page 117, Register's Office for said County. Said Lot No. 5 fronts 50 feet on the easterly side of Hadley Bend Road and runs back between parallel lines 150 feet to an alley.

Continued on reverse side.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 29th day of April, 19 87

Affiant

My commission expires: 2-4-91

(Affix Seal)

Notary Public

Being the same property conveyed to Oscar L. McGee by deed from Florence D. McGee, of record in Book 2028, page 363, Register's Office for Davidson County, Tennessee. The said Oscar L. McGee having since died, the property now vests in the Heir At Law of Oscar L. McGee, being Lucille Baker McGee, pursuant to T.C.A. 31-2-104.

INCLUDED BUT EXCLUDED - Beginning at a point in Old Hickory Boulevard in the common corner of Lots 8 and Lot 6 in the Revised Plan of Block "B" Hadley's Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee; thence following the line of said Lot 8 along Old Hickory Boulevard for a distance of 5 feet; thence along a line running back parallel with the common line of Lots Nos. 6 and 8 to an alley; thence along said alley back to the common line of Lots Nos. 6 and 8; thence along said common line between Lots Nos. 6 and 8 back to the point of beginning.

Being the same property conveyed to D. C. Estes by deed from Oscar L. McGee and wife, N. L. McGee, of record in Book 4427, page 763, Register's Office for Davidson County, Tennessee.

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

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 and their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the Grantor, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* April, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion E. Baker (Conservator)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARION G. BAKER, Conservator of the Estate of Nellie Lucille McGee, Ward, the Grantor,

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

Witness my hand and official seal at Madison, Tennessee, this 1st day of April, 19 82.

[illegible], Notary Public.

Commission Expires 7-7-19

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, 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

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

RECEIVED OF _____

FOR _____

BOOK 7220 PAGE 159

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

;22000.00- CAMT.
61.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 71.10-
:0087AC4/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2059.3

IDENTIFICATION REFERENCE

APR 30 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75781