WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 15:43 2pgs
Fees:13.00 Taxes:406.26

20021008-0123053

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,800.00

Norma L. Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-26-2005

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Norma L. Branch and Rebecca M. Cole	GMAC Mortgage Corp.	Map 53-3 Parcel 346.00
1405 Hadley Ave.	100 Witmere Rd.	
Old Hickory, TN 37138	Horsham, PA 19044-0963	

FOR AND 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, I, **Rebecca C. Stafford, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norma L. Branch a sixty-five (65%) percent undivided interest and to Rebecca M. Cole a thrity-five (35%) percent undivided interest, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 239 on the plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said county.

Said Lot No. 239 fronts 68 feet on the easterly side of Hadley Avenue and runs back between parallel lines, 166.9 feet to a dead line.

Being the same property conveyed to Harold R. Stafford and wife, Rebecca A. Stafford by deed from Charles M. Burns and wife, Jane E. Burns of record in Book 8987, page 705, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed

Harold R. Stafford having since died.

Rebecca A. Stafford and Rebecca C. Stafford is one and the same person.

This is improved property known as **1405 Hadley Ave., Old Hickory, TN 37138.**

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 I do covenant with 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, unless otherwise herein set out and / or any encumbrances of record; 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 my hands this 30 day of September 2002.

Rebecca C. Stafford

Rebecca C. Stafford – Grantor / Seller

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 **Rebecca C. Stafford**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of September 2002.

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003