WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

0410 B· 2758

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM STAFFORD	U.S. Bank N.A.	91-6-333
(NAME)	(NAME)	
5407 MICHIGAN AVENUE	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ARTHUR R. ALLEY AND WIFE, TANYA R. ALLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM STAFFORD AND WIFE, LINDA STAFFORD**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1314 AND 1316 OF BLOCK 196 ON THE MAP OF EXTENSION OF PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, AGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 50.0 FEET ON THE SOUTH SIDE OF MICHIGAN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR R. ALLEY AND WIFE, TANYA R. ALLEY BY DEED FROM JAMES CALVING SULLIVAN, JR., MARRIED, OF RECORD IN INSTRUMENT NO. 20030902-0126611, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as 5407 MICHIGAN AVENUE, NASHVILLE, TN 37209

(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 hands this 1st day of November, 2004.

ARTHUR R. ALLEY

TANYA R. ALLEY

Davidson County DEEDWARR
Recvd: 11/04/04 11:12 2pgs
Fees:13.00 Taxes:258.63

20041104-0133067

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 ARTHUR R. ALLEY AND TANYA R. ALLEY the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008