Davidson County DEEDWARR
Recvd: 08/12/05 09:54 2 pgs
Fees:13.00 Taxes:444.00
20050812-0095587

WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $120,000.00.

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8 DAY OF AUGUST, 2005.

Brian Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Bryce S. Page	**same**	
907 MAYNOR AVENUE		**72 / 2**
NASHVILLE, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF **$120,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ronald Stafford and wife, Carolyn Stafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Bryce S. Page

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 33 on the Map of Maynor Place, as of record in Book 843, page 24, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Stafford, unmarried, by deed from Conrad E. Golightly and spouse, Sara C. Golightly of record in Book 7765, page 780, said Register's Office.

Being the same property conveyed to Ronald L. Stafford and spouse Carolyn Stafford by Quit Claim Deed from Ronald L. Stafford, an unmarried man, dated 05/04/93, recorded 05/17/93 in record book 8950, page 143, Register's Office for Davidson County, Tennessee. See also, Warranty Deed in Book 7765, page 780.

Subject to all matters of record in the Plan of Record in Plat Book 843, page 24, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **907 MAYNOR AVENUE NASHVILLE, TN 37216**

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 not 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 ever 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 hand this 8 day of **August, 2005**

Ronald Stafford

Carolyn Stafford

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, **Ronald Stafford and wife, Carolyn Stafford,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, **Tennessee.**

This 8 day of **August, 2005.**

Notary Public

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 4-27-2008