Davidson County DEEDWARR
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Fees:18.00 Taxes:120.25
20071019-0123934

This Instrument prepared by:
Bobby D. Davis
Attorney at Law
101 Shepherd Hills Dr.
Madison, Tennessee 37115

Name and Address of New Owner:	Send Tax Bills to:	Map and Parcel #
Ronald Stafford and wife, Carolyn Brown 2909 Jones Ave Nash., Tn. 37207	Same	Map 60-12 Parcels 143, 144 and 145

WARRANTY DEED

This Deed made on this 23RD , day of AUGUST 2007, by and between Jackie R. Harbison and wife Elizabeth D. Harbison Hereinafter called the "grantor"), and Ronald Stafford and wife, Carolyn Stafford (hereinafter called the "grantee ").

Witnesseth: That the said grantor, Jackie R. Harbison and wife, Elizabeth D. Harbison, for and in consideration of the sum of one ($1.00) dollar cash in hand paid by the said grantee, Ronald Stafford and wife, Carolyn Stafford and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, transferred, and conveyed and do hereby bargain, sell, remise, and convey unto Ronald Stafford and wife, Carolyn Stafford as tenants by the entireties, their heirs, assigns and successors, all of their interest in and to the following described property to wit:

Land in Davidson County, Tennessee and described as follows:

Being part of lots 11 and 12 on the Final Plan of Joywood Heights, Section III, described according to a survey made by W.W. Turner Company, Engineers, January 15, 1948, and more particularly described according to a survey made by Stephen A. Draper, Surveyor, March 223, 1965, as follows:
Tract I: Beginning on the Southeasterly margin of Jones Ave., as relocated, at the northeast corner of the property conveyed to Dale Harbison etux, by deed of record in book 3277, page 138, Register's Office for Davidson County, Tennessee; thence with the easterly line of said property, south 26 Degrees 45 min. east 152 feet, more or less, to a point; thence north 56 degrees 30 min. east 228.4 feet to an old iron pin in the westerly line D. H. Thompson property thence with said line north 6 degrees east 80 feet to a point; thence north 83 degrees 30 min. west

106 feet to a point in the southeasterly margin of Jones Avenue, proposed, thence with the margin of the same, south 63 degrees 15 min. west 180.8 feet to the point of beginning.
Tract II: Beginning at a point in the northwesterly margin of Jones Ave., proposed, which point is located in the westerly line of the D. H. Thompson property 197.2 feet north 83 degrees 30 min. west of the northeast corner of the property conveyed to James C. Barrett et ux, by deed or record in book 2145, page 424, Register's Office for Davidson County; thence with Thompson's line north 83 degrees 30 min. west 305 feet to a point in the easterly margin of Hart Avenue; thence with the margin of the same southeastwardly 148 feet to a point; thence eastwardly around a curve with a radius of 25 feet, 39.3 feet to a point in the northwesterly margin of said Jones Avenue; thence north 63 degrees 15 min. east 196 feet to the point of beginning.

Being the same property conveyed to the grantors herein by deed from Mildred Harbison and of record in Book 5213, page 852 Resister's Office for Davidson County, Tennessee.

This is unimproved property known as Jones Ave East of Jones Ave., South of Hart Street .

This conveyance is subject to such things as the public records may reflect.

This deed is being prepared solely from the information furnished by the parties and neither has requested that a title search be done. No advice is given as to the current statue of the title to the property.

To have and to hold this property and land, with the estate, right, title, appurtenances and interest thereto belonging to the said grantees, their heirs, successors or assigns, forever. And we do covenant with the said grantees that we are lawfully seized and possessed of the said land in fee simple and that we have the good right to convey it, and the same is unencumbered, except as appears of record.

And we do further covenant and bind ourselves and 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.

Witness my hand and seal this 23rd day of August, 2007.

Jackie R. Harbison, Grantor

Elizabeth D. Harbison, Grantor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state of Tennessee, the above named, Jackie R. Harbison, and wife Elizabeth D. Harbison, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the deed for the purposes therein contained.

Sworn to and subscribed before me, this the 23rd , day of August, 2007.

Notary Public
My Commission Expires: 1-26-09

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for the transfer is $32,500.00

Affiant

Sworn to and subscribed to before me this the 23rd, day of August, 2007.

Notary Public
My Comm. Expires: 1-26-08