Davidson County DEEDWARR
Recvd: 12/02/08 10:23 3 pgs
Fees:18.00 Taxes:466.20
20081202-0116747

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Claude E. Wair, Jr. et al P. O. Box 246 Whites Creek, TN 37189	Same as New Owner	Map 51-07 Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF GLENNICE R. STAFFORD, deceased, and ALAN L. STAFFORD, individually and as Trustee of the HARLAN G. STAFFORD SUPPLEMENTAL NEEDS TRUST, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CLAUDE E. WAIR, JR. and KARREN L. SCOTT, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Map of Pleasant Acres, Section 5, as of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 146.28 feet on the south side of Fairoaks Drive and runs back between lines 273.25 feet on the west line and 299 feet on the east line, to a dead line in the rear, on which it measures 130 feet.

BEING the same property conveyed to Andrew F. Stafford and wife, Glennice R. Stafford, by deed from Lewis Grossholz and wife, Sue B. Grossholz, of record in Book 5316, page 290, said Register's Office. And, the said Andrew F. Stafford died on September 22, 2007 at which time the said property became vested in his surviving spouse, Glennice R. Stafford, in fee simple. And, the said Glennice R. Stafford died, testate, on June 22, 2008. Under the terms and provisions of the Last Will and Testament of Glennice R. Stafford filed for Probate in the Seventh Circuit Court for Davidson County, TN, on August 29, 2008, one-half (½) of the property is vested in Alan L. Stafford, individually and one-half (½) of the property is vested in Alan L. Stafford, Trustee for the Harlan G. Stafford Supplemental Needs Trust.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 901 Fairoaks Drive, Madison, TN 37115.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple.

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 the GRANTORS do covenant with the said GRANTEES, that the GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 2331, page 56, said Register's Office.

And, the GRANTORS do further covenant and bind themselves, their successors or assigns 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 our hands on the day and date last acknowledged below.

"GRANTORS"

THE ESTATE OF GLENNICE R. STAFFORD

Alan L. Stafford Ex.
BY: ALAN L. STAFFORD, EXECUTOR

Alan L. Stafford Indiv.
ALAN L. STAFFORD, individually

Alan L. Stafford Trustee
ALAN L. STAFFORD, Trustee of the
Harlan G. Stafford Supplemental Needs Trust

"GRANTEES"

Claude E. Wair Jr.
CLAUDE E. WAIR, JR.

Karren L. Scott
KARREN L. SCOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN L. STAFFORD, individually and as EXECUTOR OF THE ESTATE OF GLENNICE R. STAFFORD, deceased, and as Trustee of the HARLAN G. STAFFORD SUPPLEMENTAL NEEDS TRUST, with whom I am personally acquainted (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, at office, this the 26th day of November, 2008.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE E. WAIR, JR. and KARREN L. SCOTT, 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, at office, this the 26th day of November, 2008.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Karen L. Scott
Affiant

Sworn to and subscribed before me, this the 26th day of November, 2008.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009