Address new owners as follows:	Send tax bills to:	Map-Parcel numbers
Phillip Saxton et ux 3319 Clifton Avenue Nashville, Tennessee 37209	Same	Map 105-1 Par 19

This instrument prepared by:
Harry Mittwede
Attorney at Law
Nashville Bank & Trust Bldg.
Nashville, Tenn. 37201

BOOK 4411 PAGE 406

WARRANTY DEED

FOR AND IN CONSIDERATION of love and affection for my wife, Marjorie C. Saxton, hereinafter referred to as the GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Phillip Saxton, hereinafter referred to as the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said Grantee, her heirs and assigns, an interest as tenant by the entirety, as provided below, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 33 and the southerly 2.77 feet of Lot. No. 32 in B. F. Shields and wife's Addition to Nashville, Tennessee, described as follows:

Beginning at the intersection of the easterly line of Villa Street with the northerly line of Grand Avenue; and running northerly with Villa Street 50.25 feet; thence at right angles to Villa Street, easterly 140.75 feet to an alley; thence southerly with the westerly line of said alley, 50.25 feet to Grand Avenue; thence westerly with the northerly line of Grand Avenue, 140.75 feet to the beginning corner.

Being the same property conveyed to the Grantor from Archie Phillips and wife, Mattie L. Phillips, by two Deeds, dated April 22, 1944, of record in Book 1285, page 37, and dated December 4, 1950, and recorded in Book 1913, page 193, Register's Office for Davidson County, Tennessee.

It is the intention of the Grantor, Phillip Saxton, by the execution of this instrument to create an estate by the entireties in and to the entire interest in the aforedescribed property, previously held by him, as provided for by Section 64-109 of the Tennessee Code Annotated.

This is improved property, known as 916 Villa, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the Grantor, as tenants by the entirety, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

WITNESS MY HAND this 10 day of April, 1970.

Phillip Saxton

STATE OF TENNESSEE,)
DAVIDSON COUNTY)

Personally appeared before me, Harry Mittwede, a Notary Public in and for said County and State, the within named Phillip Saxton, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10 day of April, 1970.

NOTARY PUBLIC HARRY L. MITTWEDE DAVIDSON CO. TENN.

Harry Mittwede
Notary Public

My Commission expires: 12/6/70

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $NO CONSIDERATION

Harry Mittwede

Subscribed and sworn to before me this 16 day of April 1970

Register Felix Z. Wilson II

A 74657

IDENTIF. REFERENCE

APR 16 2 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 16 MISC A* 3.00 * 3.00