Prepared by: Wallace Cornett
1719 West End Bldg
Nash Tenn

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy F. Sawyers (NAME)	Same (NAME)	71. 11
1175 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 22
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

and the love and affection I have for my son, Jimmy F. Sawyers

OCT-1 75	CONV	*6,000.00			
OCT-1 75	S'TAX		A*	15.60	
OCT-1 75	PR'FEE		A*	.50	
OCT-1 75	W'DEED		A*	8.00	* 24.10

I, Mildred F. Sawyers *have bargained and sold, and by these presents do transfer and convey unto the said* Jimmy F. Sawyers, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Gatewood Avenue 56 feet easterly from the east margin of Lutton Street; thence with the northerly margin of said Avenue, easterly 60 feet to a point; thence northerly parallel with said Street 208 feet, more or less, to the south line of Lot No. 14 of the John Woodard Lands; thence with said line westerly 60 feet to a point 56 feet easterly from the east margin of said Street; thence southerly 208 feet, more or less, to the beginning.

Being the same property conveyed to Alcenia Sawyers by deed from Ralph E. Boyers and wife, Nora L. Boyers, of record in Book 4132, Page 936, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to James Edward Sawyers by deed from Alcenia Sawyers of record in Book 4372, Page 850, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Mildred F. Sawyers by last will and testament of James Edward Sawyers dated 27th day of December, 1974, and effective upon his death on March 9, 1975.

WALLACE R. CORNETT NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6000.00

Subscribed and sworn to before me, this the 23rd day of September 1975

Jimmy F. Sawyers Grantee

My commission expires My Commission Expires April 24, 1976 (Affix Seal)

Wallace R. Cornett Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy F. Sawyers *his heirs and assigns, forever.*

And I *do covenant with the said* Jimmy F. Sawyers *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jimmy F. Sawyers *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 23rd *day of* September, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred F Sawyers

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wallace R. Cornett, *a Notary Public in and for said County and State, the within named* Mildred F. Sawyers

the bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* September, *19* 75

WALLACE R. CORNETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Wallace R. Cornett, *Notary Public.*

Commission Expires My Commission Expires April 24, 1976

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19* .....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Mildred F. Sawyers

TO

Jimmy F. Sawyers

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

TENNESSEE REAL ESTATE TRANSFER TAX
PAID $ 31.50

D 1 8 0 3 3
IDENTIF. REFERENCE
T
OCT 1 9 35 AM '75
FELIX Z. HAISLIP REGISTER
DAVIDSON COUNTY, TENN.

R57

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