BOOK 4999 PAGE 565

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville City Bank & Trust Co. (NAME)	SAME (NAME)	Map 92-12
315 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 50
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged,

2-26-76 C.O. 4,000.00
10.40
57.
P&=
W.D. .50
4.00
14.90

Narcisco H. Saavedra and wife, Princess P. Saavedra

have this day bargained and sold, and do hereby transfer and convey unto the said Nashville City Bank and Trust Company, its (successors), ~~XXXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 1 on the plan of P. A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, page 128, Register's Office for said County.

SAID Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue, formerly Cedar Street, and runs back 177 feet on the easterly line and 188 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear alley.

BEING the same property conveyed to Narcisco H. Saavedra and wife, Princess P. Saavedra, by deed from Joel W. Berlin and Manuel Sir, of record in Book 4297, page 6, Register's Office for Davidson County, Tennessee.

ALLEN M. WALLACE NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4000.00 BL

Subscribed and sworn to before me, this the 24 day of February 19 76

Affiant Narcisco H. Saavedra
Princess P. Saavedra

My commission expires: 8/16/77 (Affix Seal)

Notary Public Allen M. Wallace

This is unimproved ( ) improved (X) property, known as 1919 Charlotte Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nashville City Bank and Trust Company (successors), ~~XXXX~~ and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1972, 1973, 1974, 1975 and 1976 real property taxes and Deeds of Trust of record in Book 4836, page 174 and Book 4715, page 126, R.O.D.C. We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said Nashville City Bank and Trust Company its (successors), ~~XXXX~~ and assigns, against the lawful claims of all persons.

Witness our hand S this 24th day of February 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Narcisco H. Saavedra
Princess P. Saavedra

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Allen M. Wallace, a Notary Public in and for said County and State, Narcisco H. Saavedra and Princess P. Saavedra

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

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 19 76

Allen M. Wallace
Notary Public

Commission expires 8/16/77

ALLEN M. WALLACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

NARCISCO H. SAAVEDRA, et ux

TO

NASHVILLE CITY BANK AND TRUST COMPANY

D 37346

IDENTIF. REFERENCE

FEB 25 10 01 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238