BOOK 4999 PAGE 567

"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 (NAME:)	SAME (NAME:)	Map 82-12
315 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels: 84, 86, 87, 88, 89,
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	236 & 237

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,

2-25-76 C.O. 8,400.00
ST- 21.84
P.F. .50
W.D. 6.00 28.34

B 3734 7

IDENTIF. T REFERENCE

FEB 25 10 03 AM '76

FELIX DAVIDSON COUNTY, TENN. REGISTER

Narcisco H. Saavedra and wife, Princess P. Saavedra

have bargained and sold, and by these presents do transfer and convey unto the said Nashville City Bank and Trust Company its successors ~~xhxirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being part of Lot No. 21 on the Map of the Subdivision of the Home Block of Neill S. Brown, of record in Book 2, page 100 of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the easterly margin of Neill Avenue; which is 145 feet north of the north margin of Ramsey Avenue, formerly Georgia Street; thence easterly, parallel to the north margin of said street, 205 feet to a point; thence northerly parallel to the easterly margin of Neill Avenue, and partly along the alley, 45 feet to a point; thence westerly, 205 feet to the easterly margin of Neill Avenue; thence with the margin of the same, southerly 45 feet to the point of beginning.

TRACT II: Being part of Lot No. 21 on the Subdivision of the Home Block of Neill S. Brown, of record in Book 2, page 100 of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the northerly margin of Ramsey Avenue, formerly Georgia Street, 41 feet east of the northeast corner of said Street, and Neill Avenue; thence with said Avenue, easterly 164 feet to a point; thence northerly, parallel to the westerly margin of South 9th Street, 145 feet; thence westerly parallel to Ramsey Street, 164 feet to a point 41 feet east of Neill Avenue; thence southerly parallel to Neill Avenue, 145 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8400.00

Subscribed and sworn to before me, this the 24 day of February, 1976

Affiant Narcisco H. Saavedra Princess P. Saavedra

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

Notary Public ALLEN M. WA

DAVIDSON COUNTY

TRACT III: Being Lot No. 40 and the southerly part of Lot No. 41 on the Map of D. D. Philips Silverdene Park, as of record in Book 421, page 31 and described as follows:

BEGINNING on the easterly margin of McFerrin Avenue; at the corner of Lots Nos. 39 and 40, thence northeasterly, with the line between said two lots 257 feet to an alley; thence northwesterly with the rear line of Lots Nos. 40 and 41, 75 feet 10 inches to the southerly line of the old S. A. Handley property; thence westerly with same, and the northerly line of Lot 41, 9 feet to the northeast corner of the property conveyed by C. H. Rutherford and wife, to J. P. Tompkins and wife, by deed of record in Book 489, page 13, said Register's Office; thence southerly with Tompkin's easterly line, 13 feet; thence westerly with his southerly line, 170 feet to the easterly margin of McFerrin Avenue; thence southerly with same, 150 feet to the beginning.

TRACTS I, II, and III being the same real property conveyed to Narcisco H. Saavedra by deed from Nat D. Weise and wife, Hattie Mai Weise, of record in Book 4160, page 783, Register's Office for Davidson County, Tennessee. Said Princess P. Saavedra is the wife of said Narcisco H. Saavedra and signs this instrument for the purpose of conveying her entire interest in the above described land.

This is unimproved ( ) improved (X) property, known as 107 Neill Avenue, 819, 821, 823 & 825 Silverdene Place, 117, 119 & 121 McFerrin Avenue, Nashville, TN
(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 Nashville City Bank and Trust Company its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Nashville City Bank and Trust Company *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1973, 1974, 1975 and 1976 real property taxes and Deeds of Trust of record in Book 4836, page 174 and Book 4764, page 363, Register's Office for Davidson County, Tennessee, securing promissory notes payable to the Grantee herein.

And Narcisco H. Saavedra and wife, Princess P. Saavedra *do further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nashville City Bank and Trust Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 24 *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor s, 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 24 day of February, 19 76.

Allen M. Wallace, Notary Public.

ALLEN M. WALLACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 8/16/77.

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.....