This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

FORM NO. WD-1

BOOK 5064 PAGE 545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1976.

Notary Public

MY COMMISSION EXPIRES: Dec. 11-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. M. Grissim, 200 Court Square Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucy C Simmons (NAME)	SAME (NAME)	
& Alfred J Saffell Sr. (NAME)		Bk. 1163
1108 Cass St 37208 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-3-265
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, JOHN ROBERT BOYTE, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucy C. Simmons and Alfred J. Saffell Sr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of L. G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of lots, as of record in Book 57, page 69, said Register's Office.

Said Lot No. 5 fronts 50 feet on the northerly margin of Cass Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John R. Boyte by deed from Dixie Boyte, unmarried, of record in Book 1637, page 529, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 1104 Cass Street, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of September, 1976

John R. Boyte
John Robert Boyte

BOOK 5064 PAGE 546

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles A Yancey, a Notary Public in and for said County and State, the within named John Robert Boyte, an unmarried man,

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 1st day of September 19 76

Commission expires Dec 11 1977

Charles A Yancey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

CHARLES A. YANCEY NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

D 66026

YANCEY REALTY CO.

WARRANTY DEED

FROM JOHN ROBERT BOYTE

TO

IDENTIF. REFERENCE

SEP 1 2 37 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

SEP-1	CONV	*3750.00			
SEP-1	S'TAX		B*	9.62	
SEP-1	PR'FEE		B*	.50	
SEP-1	W'DEED		B*	4.00	* 14.12

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.