ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	104-12-153
(NAME)	(NAME)	
	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)----------
----------DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

I, Deborah Deutsch Smith

have bargained and sold, and by these presents do transfer and convey unto the said James M. Savage and wife, Ann S. Thompson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 30 feet of the westerly 167 feet of Lot No. 19 and the northerly 25 feet of Lot No. 20 on the Revised Plan of George W. Blair's subdivision of Belmont Heights as of record in Book 332, pages 56 and 117, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of 20th Avenue, South 64 feet south of the southly margin of Bernard Avenue; thence with the easterly margin of 20th Avenue, South, southwardly 55 feet; thence eastwardly 189 feet to the western margin of an alley; thence with said alley, northwardly 25 feet to the southeast corner of Lot No. 19; thence with the southly line of Lot No. 19 westwardly 22 feet, thence northwardly 30 feet; thence westwardly 167 feet to the beginning.

Being the same property conveyed to Deborah Deutsch Smith by deed from Dudley W. Warner and wife, Beth G. Warner of record in Book 4925, page 101, Register's Office for Davidson County, Tennessee.

James O. Smith, husband of Deborah Deutsch Smith, hereby joins in the execution of this instrument for the purpose of conveying any and all interest including all marital rights which he may have in the subject property.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for the current year applicable to said property.

This is unimproved ( ) improved (X) property, known as 2102 - 20th Avenue South (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 30th day of March, 1977.

Deborah Deutsch Smith

James Otto Smith
James O. Smith

BOOK 5129 PAGE 869

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Deutsch Smith and husband, James O. Smith

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 30th day of March, 1977.

My commission expires 5-13-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, MAR 31 77 CONV 32,000.00, a Notary Public of the State and County aforesaid, personally appeared MAR 31 77 STAX B* 83.20 and

MAR 31 77 PRFEE B* .50 with whom I am personally acquainted, and who, upon oath, acknowledged to be and

MAR 31 77 DEED B* 4.00 * 87.70 respectively of the

the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ James M. Savage

Sworn to and subscribed before me
this 30th day of March, 1977.

My commission expires 5-13-80 Notary Public

This instrument was prepared by:	
Name	Address

~~This instrument prepared by~~
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED
FROM DEBORAH DEUTSCH SMITH
TO JAMES M. SAVAGE AND WIFE, ANN S. THOMPSON

D 96414

MAR 31 1 26 PM

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219