This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee

BOOK 5324 PAGE 99

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan M. Church et ux		Map 104-16
(NAME)	(NAME)	
1919 Linden Avenue	SAME	Parcel 186
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Dan M. Church and wife, Jo Ann N. Church, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

AUG 11 78 CONV 84,500.00
AUG 11 78 S'TAX B* 219.70
AUG 11 78 PR'FEE B* .50
AUG 11 78 W'DEED B* 4.00 * 224.20

I, Phyllis Sawyer, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said
Dan M. Church and wife, Jo Ann N. Church,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 92 and the west 55 feet of Lot No. 93 on the Map of the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said lot and part of said lot adjoin and front together 150 feet on the south side of Linden Avenue and run back between lines 205.7 feet, more or less, on the east line of said part of Lot No. 93 and 206.6 feet on the west line of Lot No. 92, along the east line of 20th Avenue South to an alley in the rear measuring 151 feet, more or less, thereon.

Being the same property conveyed to Phyllis Sawyer by deed from John F. Sawyer and wife, Phyllis Sawyer, of record in Book 5161, page 702, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 84,500.00

Subscribed and sworn to before me, this the 10th day of August 19 78

Affiant Dan M. Church

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris C. Patterson

This is (unimproved ( ) improved (X)) property, known as 1919 Linden Avenue (House Number) (Street) Nashville, Tennessee (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
Dan M. Church and wife, Jo Ann N. Church
their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dan M. Church and wife, Jo Ann N. Church
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 10th *day of* August, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phyllis Sawyer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Phyllis Sawyer, unmarried

the within named 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 10th *day of* August, *19* 78

Doris E. Moran
Notary Public

Commission expires 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
NASHVILLE

WARRANTY DEED
B-23482D

FROM Phyllis Sawyer

TO Dan M. Church et ux

E 82395

IDENTIF. REFERENCE

AUG 11 3 20 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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