This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5346 PAGE 538

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Saeger et ux	First Tennessee Bank N. A. Memphis	Map 104-5
(NAME)	(NAME) P.O. Box 474	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(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 James T. Saeger and wife, Stephanie Saeger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Hazel D. Shockley, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Saeger and wife, Stephanie Saeger,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly 48 feet of Lot No. 67 on the Map of the Subdivision of a part of West Grove Subdivision, of record in Book 421, page 87, Register's Office for said County.

Said part of said Lot fronts 48 feet on the westerly side of 39th Avenue North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Marvin R. Shockley and wife, Hazel D. Shockley by deed from Karl E. Haury and wife, Mildred M. Haury of record in Book 1678, page 609, Register's Office for said County, the said Marvin R. Shockley having since died.

The said Stephanie L. Saeger and Stephanie Saeger are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 25,000.00
Subscribed and sworn to before me, this the 2nd day of October 1978
Affiant James T. Saeger
My commission expires: 4/18/82 (Affix Seal)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 109 39th Avenue North, Nashville, Tennessee 37209
(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 James T. Saeger and wife, Stephanie Saeger,

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.*, except for 1978 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James T. Saeger and wife, Stephanie Saeger,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 2nd *day of* October, 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.*

Hazel D. Shockley
Hazel D. Shockley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L Ladd, *a Notary Public in and for said County and State,* Hazel D. Shockley

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 2nd *day of* October, *19*78

NANCY L. KEITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nancy L Ladd
Notary Public

Commission expires 4/18/82

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 .....

OCT-5 78	CONV	25,000.00			
OCT-5 78	S'TAX		B*	65.00	
OCT-5 78	PR'FEE		B*	.50	
OCT-5 78	W'DEED		B*	4.00	* 69.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Hazel D. Shockley

TO
James T. Saeger et ux

E 92449

IDENTIF. REFERENCE

OCT 5 8 27 AM '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