ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WALTER SETTLES (NAME)	SAME (NAME)	81-15
2113-10TH AVE. SOUTH (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Part of 25 on
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP CODE)	SAME (CITY) (STATE) (ZIP CODE)	2W 36535

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WARRANTY DEED

For and in consideration of the sum of Fifteen Hundred and 00/100 ($1,500.00) DOLLARS

The receipt of which is hereby acknowledged, paid by WALTER SETTLES, and his agreement to assume and pay off the balance on indebtness of a Venders Lein retained in deed to LOUIS KOMISAR and wife BOBBIE KOMISAR of record in Book 4009, Page 731 Register's Office, Davidson County, Tennessee.

I VINELLA A. BUFORD, un-married

have bargained and sold, and by these presents do transfer and convey unto the said WALTER SETTLES

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

Being the southerly 25 feet of Lot No. 145 on the Plan of S. A. Champion's Subdivision of certain lots, in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said part of Lot No. 145 fronts 25 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vinella A. Buford by deed from Elizabeth Buford Spaulding, Josephine Buford Guinn, Joseph Earl Buford and James Thomas Buford, of record in Book 4328, page 598, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1504-3rd Avenue North (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 16th day of July, 19 79.

Mrs Vinella A Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, J. F. McCLELLAN, a Notary Public in and for said County and State, the within named VINELLA BUFORD

the 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 this 16th day of July, 1979.

My commission expires 8/26/80 Notary Public J. F. McClellan

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ 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 $ 3,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Vinella Buford

Sworn to and subscribed before me
this 16th day of July, 1979.

My commission expires 8/26/80 Notary Public J. F. McClellan

This instrument was prepared by:

ATTORNEY J. F. McCLELLAN	941 JEFFERSON STREET NASHVILLE, TENNESSEE 37208
Name	Address

WARRANTY DEED

FROM VINELLA A. BUFORD

TO WALTER SETTLES

F. 40488

IDENTIF. REFERENCE

JUL 17 12 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30[illegible].00- CO	
			7.30 CO TX	
			.50 PRFE[illegible]	
			6.00 [illegible]SE[illegible]D	
			CHECK 14.30-	

698CA07/17/79 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 40488

IDENTIF. REFERENCE

JUL 17 12 47 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697676