1946 10/30 6.00- CHECK

BOOK 5521 PAGE 599 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Ann Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1979.

Roy A. Miles
Notary Public

MY COMMISSION EXPIRES: April 12, 1983.

(AFFIX SEAL)

ROY A. MILES, JR., ATTY. THIS INSTRUMENT WAS PREPARED BY
14th Floor, Nashville City Bank Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann S. Thompson (NAME)	SAME (NAME)	104-12-153
2102-20th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tenn. 37212 (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, James M. Savage and Ann S. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann S. Thompson

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:

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 southerly 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 southerly 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 James M. Savage and wife, Ann S. Thompson, by deed from Deborah Deutsch Smith and James O. Smith, of record in Book 5129, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for the current year applicable to said property. It is further subject to a deed of trust of record in Book 5129, Page 870, said Register's Office, to secure an indebtedness to First Federal Savings & Loan Association.

James M. Savage conveys his undivided 1/2 interest in this real estate which he owned as tenants by the entireties with the grantee, Ann S. Thompson, thereby creating in the said Ann S. Thompson a fee simple absolute.

unimproved ( )
This is improved (X) property, known as 2102 - 20th Avenue, South, Nashville, Tennessee 37212
(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 our hand s this 26th day of October, 1979

James M. Savage
JAMES M. SAVAGE

Ann S. Thompson
ANN S. THOMPSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Roy A. Miles Jr, a Notary Public in and for said County and State, the within named JAMES M. SAVAGE and ANN S. THOMPSON

the bargainors, 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 26th day of October, 1979.

Commission expires April 17th, 1983

Roy A. Miles
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

WARRANTY DEED

FROM
JAMES M. SAVAGE and
ANN S. THOMPSON

TO
ANN S. THOMPSON

2102 - 20th Avenue, South
Nashville, Tennessee 37212

F. 6 0 3 1 4

IDENTIF. REFERENCE

OCT 30 9 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PREPARED BY:
Roy A. Miles, Jr., Attorney