7025 11/21 137.80- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Fran B Schell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 79

Notary Public

MY COMMISSION EXPIRES: 10-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fran B. Schell (NAME)	Mercantile Mortgage Company (NAME)	Map 104-12
2015 - 19th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Parcel 159
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	24W02315

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, Charley C. Grigg, Ruth Parrish, Anita Fielder, Nina McGrath, Arthur Richard Beneke, III and George Timothy Beneke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fran B. Schell, an unmarried woman

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 one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as shown on plat of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, dated July 27, 1979, as follows:

Said part of said lot fronts 50 feet on the westerly margin of 19th Avenue, South, and runs back between parallel lines 189 feet to an alley.

BEING the same property conveyed to George T. Biffle and wife, Anna Clarke Biffle, by deed from F. W. Hooper and wife, Lillian Davis Hooper, of record in Book 1291, page 190, Register's Office for Davidson County, Tennessee.

The said George T. Biffle and wife, Annie Clarke Biffle are now both deceased, and the grantors herein are their sole and only heirs at law.

Charley C. Grigg executes this instrument on behalf of Arthur Richard Beneke, III and George Timothy Beneke, under and by virtue of Powers of Attorney, which are recorded simultaneously herewith.

This is improved (X) unimproved ( ) property, known as 2015 - 19th 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 15th day of November, 1979

Nina McGrath

Anita Fielder

Ruth Parrish

Arthur Richard Beneke, III
By: Charley C. Grigg

George Timothy Beneke
By: Charley C. Grigg

Charley C. Grigg

STATE OF TENNESSEE
Davidson County
Cheatham

BOOK 5533 PAGE 540

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charley C. Grigg, Ruth Parrish, Anita Fielder, and Nina McGrath

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 Ashland City, Tennessee, this 15th day of November, 1979

Commission expires 10-19-82

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

F 64389

Mail Env.

WARRANTY DEED

FROM HEIRS of GEORGE T. BIFFLE

TO FRAN B. SCHELL, unmarried

IDENTIF. REFERENCE

Nov 21 9 49 AM '79

FELIX ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 15th day of November, 1979, before me personally appeared Charley C. Grigg, to me known to be the person who executed the foregoing instrument in behalf of Arthur Richard Beneke, III and George Timothy Beneke, and who acknowledged that he executed the same as the free act and deed of the said Arthur Richard Beneke, III and George Timothy Beneke.

Notary Public

My Comm. Exp.: 10-19-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5533 PAGE 541

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50500.00- CO	
			131.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.80-	
7025A	11/21/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 64389

IDENTIF. REFERENCE

Nov 21 9 49 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 726864