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BOOK 5561 PAGE 333

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1980

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 1980

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney 325 Plus Park Blvd., Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. C. MIFFLIN (NAME)	Same (NAME)	104-13
1508 16th Ave S (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27
Nash 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, Margaret Forsberg (Now Gaffney) and husband W. C. Gaffney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. C. Mifflin

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 Lot No. 20 in the W. B. Baird Subdivision of Oakland, the plan of which is of record in Book 332, page 120, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the westerly side of Maplewood Lane and extends back between parallel lines, with the north margin of Poplar Avenue 165 feet to the rear line of Lot No. 14 (Improved, known as 708 Poplar Street, Nashville, Tenn.).

Being the same property conveyed to Margaret Forsberg by quitclaim deed from Lelia White Reese, a widow, of record in Book 4545, page 886, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 708 Poplar Avenue, Nashville, Tennessee
(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 14th day of January, 1980

Margaret Forsberg Gaffney — W. C. Gaffney

MARGARET FORSBERG GAFFNEY — W. C. GAFFNEY

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Forsberg Gaffney and husband, W. C. Gaffney

the bargainor S, 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 Fort Lauderdale, ~~Tennessee~~ Florida, this 14 day of January 1980.

Commission expires _____

Lota L. Lasley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Lota L. Lasley, a Notary Public within and for the State and County aforesaid, personally appeared Margaret Forsberg Gaffney and husband and W. C. Gaffney (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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 Fort Lauderdale, Fla on this the 14 day of January, 19 80

My commission expires _____

Lota L. Lasley
Notary Public

WARRANTY DEED

FROM MARGARET FORSBERG GAFFNEY, ET VIR

TO A. C. MIFFLIN

F 74484

IDENTIF. REFERENCE

JAN 31 8 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 5561 PAGE 335

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

20000.00- CO
52.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
0159A01/31/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74484

IDENTIF. REFERENCE

JAN 31 8 51 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 739565