397 03/28 53.56- CHECK

WARRANTY DEED

BOOK 5583 PAGE 975

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51455

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 80.

Notary Public

MY COMMISSION EXPIRES: 12-15-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. K. Woodard, Attorney, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Franklin et ux	Same as new owners	82-16 Map
& Michael S. Kaszyski et ux (NAME)	(NAME)	Par. 111
919 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (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, George Pewitt and wife, Joanna Pewitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Franklin and wife, Mary E. Franklin and Michael S. Kaszyski and wife, Dorothy G. Kaszyski

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:

Land in Davidson County, Tennessee, being part of Lot No. 51 on the plan of Barrow's Addition to Edgefield, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of Lot No. 2 on the Plan of the subdivision of Lot No. 15 in Paynes Addition to Edgefield now East Nashville, as of Record in Book 21, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Russell Street at the southeast corner of the property conveyed to Elysabeth Enoch Lackey, by deed from Rufus W. Mitchell and wife, of record in Book 1235, page 27, Register's Office for said County; thence with Lackey's easterly line northwardly 170 feet to the southerly margin of an alley; thence with said alley eastwardly 50 feet to a stake; thence southwardly margin of Russell Street; thence with said street, westwardly 50 feet to the beginning.

Being the same property conveyed to George Pewitt and wife, Joanna Pewitt, by deed of record from Archie Daugherty and wife, Cordall Daugherty, in Book 5296, page 973, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 919 Russell Street, 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 21st day of March, 1980

George Pewitt

Joanna Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Pewitt and wife, Joanna Pewitt

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 Madison, Tennessee this 21st day of March, 1980

Commission Expires 10-15-83 Charles P. Crews, Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

F 82553

RUSH

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IDENTIFICATION REFERENCE

MAR 28 9 41 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
George Pewitt et ux

TO
Michael W. Franklin et ux
and
Michael S. Kaszyski et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

16145.50- CO
47.05 CO TX
.50 PRFEE
6.00 WDEED
CHECK 53.55-
0397A03/28/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82553

MAR 28 9 41 AM '80

No. 749419