FORM NO. WD-1

5266 12/31 175.50- CHECK

BOOK 5835 PAGE 804

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65000.00

Charles C. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF December, 1980.

Clara M. Donald
Notary Public

MY COMMISSION EXPIRES: APRIL 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles C. Brown, Attorney, Third National Bank, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Ray Nipper Butler et al (NAME)	SAME (NAME)	93-5-4-22
169 Eight Avenue North (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, John S Fletcher, Jr., R. Whitworth Fletcher and Gertrude B. Fletcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janie Ray Nipper Butler and Edna Faye Nipper Napier

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 part of Lot 162 and 163 in the original plan of Nashville, not of record, described as follows:

Begining at a point in the westerly margin of Eighth Avenue North, formerly Spruce Street, 91 & 4/100 feet southerly from the southeast corner of John Luck's lot, said lot's begining point being 3 and 68/100 feet southerly from the southeast corner of the Bransford Realty lot of record in Book 674, Page 509, Register's Office for said County, and running thence southerly with the westerly margin of Eighth Avenue North, forty feet to a point, thence westerly with the northerly margin of Claiborne's lot, 161 feet 9 inches to the easterly margin of Ninth Avenue North, thence northerly with the easterly margin of Ninth Avenue North, forty feet to a point, and thence easterly 161 feet 8 inches to the place of begining.

Being the same property conveyed to R.W. Grizzard, now deceased, by deed from Bransford Realty Company of record in Book 714, Page 351, said Register's Office, and now vested in and devised to Gertrude B. Fletcher, John S. Fletcher and R. Whitworth Fletcher, the only heirs at law of their mother, Gertrude Grizzard Fletcher, now deceased, by will of R.W. Grizzard, of record in Will Book 88, Page 550, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 169 Eight Avenue North, 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 hand this 31 day of December, 1980

John S Fletcher Jr R. Whitworth Fletcher Gertrude B Fletcher

John S. Fletcher R. Whitworth Fletcher Gertrued B Fletcher

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Clara McDonald, a Notary Public in and for said County and State, the within named John S. Fletcher, and R. Whithworth Fletcher,

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 Nashville, Tennessee, this 24th day of December 19 80.

My Commission Expires APRIL 17, 1983

Clara McDonald
Notary Public

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On December 26, 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Gertrude B. Fletcher

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Beatrice M. Arnold

SAFECO

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
BEATRICE M ARNOLD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 9, 1984

Misc.-166 (G.S.) Ack. Individual (Rev. 9-68) Staple Staple

WARRANTY DEED

FROM

TO

G. 7 3 7. 2 1

RUSH

IDENTIF. REFERENCE

DEC 31 9 29 AM '81

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 5835 PAGE 806

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50-
5266A	12/31/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.7372 I:

IDENTIF. REFERENCE

DEC 31 9 29 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860088