File 20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clinton E. Saffell, Sr., et ux	Same	105-5-54
(NAME) 1500 Villa Place	(NAME)	22W-17040
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6092 PAGE 110

WARRANTY DEED

For and in consideration of the sum of TEN ($10) DOLLARS

Cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MILDRED SAFFELL-SMITH, an unmarried person,

have bargained and sold, and by these presents do transfer and convey unto the said CLINTON E. SAFFELL, SR. and wife, SARAH F. SAFFELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the North 5 feet of Lot No. 2 on the Map of the Subdivision of Lot No. 49 of the O.B. Hayes Rokeby Plan of Lots, as of record in Book 421, page 22, Register's Office for said County.

Said lot and part of said lot adjoin and front 60 feet on the east side of Villa Street and runback between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Mildred S. Smith by quitclaim deed from Paul W. Smith, as of record in Book 6092, page 108, Register's Office of Davidson County, Tennessee. The said Mildred S. Smith and Mildred Saffell-Smith are one in the same.

unimproved ( )
This is improved (X) property, known as 1500 Villa Place (House Number) (Street)
Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of July, 19 83

Mildred Saffell Smith
MILDRED SAFFELL-SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6092 PAGE 111

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED SAFFELL-SMITH

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1983.

My commission expires October 21, 1984 Notary Public Jacqueline Higgins Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

JULIAN W. BLACKSHEAR, JR.

Sworn to and subscribed before me this 8th day of July, 1983.

My commission expires Oct. 21, 1984 Notary Public Jacqueline Higgins Notary Public

This instrument was prepared by:

Name	Address
Julian W. Blackshear, Jr.,	1000 Parkway Towers, Nashville, TN. 37219

WARRANTY DEED

FROM

MILDRED SAFFELL-SMITH

TO

CLINTON E. SAFFELL, SR.

SARAH F. SAFFELL

Petway, Blackshear & Hargrove
Attorneys at Law
1118 Parkway Towers
Nashville, Tennessee 37219
(615) 244-4850

FILED JUL 11 11 50 AM '83
DAVIDSON COUNTY, TN
FELIX E. ... REGISTER

IDENTIFICATION REFERENCE

H 5.9 3 8 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6092 PAGE 112

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

53500.00- CO
139.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 145.60-
0679A07/11/83 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 9 3 8 9

IDENTIF. REFERENCE

Jul 11 11 50 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 962453