FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Richard M. Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 1984

Notary Public

MY COMMISSION EXPIRES: 10-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard M. Davenport, 306 Gay Street, Suite 301, Nashville, TN 37201
NAME ADDRESS

mail →

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy F. Sawyers (NAME)	Same (NAME)	92-11-25
1601 21st Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3W-740
Nashville, TN 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, L. C. Tanley, Jr., Rick C. Tanley and Richard M. Davenport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy F. Sawyers

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 westerly 34 feet of Lot No. 16 on the unregistered plan of part of the W. B. Cooper Property in Northwest Nashville, and described as follows:

BEGINNING in the northerly margin of Clifton Pike, 150 feet westerly from the westerly margin of 21st Avenue North, formerly Rachel Henderson's southwest corner; thence with her westerly line, northerly 180 feet to the southerly margin of an alley; thence with said alley, westerly 34 feet to the northwest corner of said Lot No. 16; thence with the westerly line of said lot southerly 180 feet to the northerly margin of said Pike; thence with the northerly margin of said Pike; easterly 34 feet to the beginning.

BEING the same property conveyed to L. C. Tanley, Jr., Rick C. Tanley, and Richard M. Davenport by deed from James K. Eaton and Grady Hall of record in Book 5794, page 674, Register's Office, Davidson County, Tennessee.

This is not the usual place of residence of any of the grantors nor their spouses.

This is improved (XX) unimproved ( ) property, known as 2106 Clifton, 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 hands this 6th day of January, 1984

L. C. Tanley Jr. Rick C. Tanley Richard M. Davenport

L. C. Tanley, Jr. Rick C. Tanley Richard M. Davenport

STATE OF TENNESSEE
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 L. C. Tanley, Jr., Rick C. Tanley and Richard M. Davenport

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 Nashville, Tennessee, this 6th day of January, 1984

Commission expires 10-19-86

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

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 9 6 4 2 5

RECEIVED FOR REFERENCE

JAN 9 12 29 PM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.50-
4901A01/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H96429

IDENTIF. REFERENCE

JAN 9 12 25 PM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN
REGISTER

No. 5364