WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM Charles K. Saad, Administrator for the Estate of John Thomas Saad, being the same person as Thomas J. Saad

TO

Mavis Athalene Lewis
5138 Buena Vista Pike
Nashville, Tenn. 37218

For draftsman's use

This instrument prepared by:
James H. Gill, Jr., Attorney
923 Main Street
Nashville, Tennessee 37206

BOOK 6231 PAGE 586

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mavis Athalene Lewis (NAME)	Mavis Athalene Lewis (NAME)	049-00-0-133.00
5138 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	5138 Buena Vista Pike (STREET ADDRESS)	
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

10317 IDENTIF. REFERENCE

FEB 15 10 42 AM '84

FELIX G. McBROOM, Register
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS None-Transfer by Last Will & Testament - Charles K. Saad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1984.

Notary Public

MY COMMISSION EXPIRES: 1-14-86

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

For and in Consideration of ~~the sum of~~ the Last Will and Testament of John Thomas Saad, being the same person as Thomas J. Saad, deceased October 23, 1983, whose ~~bargain~~ Last Will and Testament was filed November 4, 1983, probated November 9, 1983, entered in Minute Book 287, Page 488, recorded in Will Book 145, Page 247, with the Clerk of the Probate Court of Davidson County, Tennessee: I, Charles K. Saad, as Administrator for the Estate and by virtue of Last Will and Testament of John Thomas Saad, being the same person as Thomas J. Saad ~~have bargained and sold, and~~ by these presents do transfer and convey unto the said Mavis Athalene Lewis her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A small tract of land in the 12th District of Davidson County, Tennessee, and described according to a survey made by George W. Watkins, surveyor, March 7, 1953, as follows:

Beginning at a point in the center line of Buena Vista Pike, 378.6 feet North of the Northwest corner of the school lot; thence North 74 degrees 15 minutes East 640 feet to the center line of Whites Creek; thence with the center line of the same North 4 degrees East 95 feet more or less to a point; thence South 77 degrees 45 minutes West 680 feet more or less to the center line of Buena Vista Pike; thence with the center line of the same South 18 degrees East 125 feet to the beginning, containing 1.58 acres more or less. Being part of the property conveyed to Mrs. Era Donnell by deed from Felix G. McBroom and wife, of record in Book 1286, Page 240, Register's office of Davidson County, Tennessee.

Furthermore, this being the same property conveyed to Thomas J. Saad, being the same person as John Thomas Saad, by deed from Mrs. Era Donnell, a widow, of record in Book 2141, Page 557, Register's office of Davidson County, Tennessee.

All covenants and easements of the aforementioned deed of Book 2141, Page 557 shall attach to and run with the land herein conveyed.

3407

BOOK 6231 PAGE 587 WD-2

This is (unimproved ( ) improved (*)) property, known as 5138 Buena Vista Pike - Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mavis Athalene Lewis her heirs and assigns, forever.

And I do covenant with the said Mavis Athalene Lewis that he is lawfully seized and possessed of said land in fee simple: has a good right to convey it, and the same is unencumbered.

And I, Charles K. Saad, Administrator for the Estate of John Thomas Saad, being the same person as Thomas J. Saad, do further covenant and bind all heirs and representatives, to warrant and forever defend the title to the said land to the said Mavis Athalene Lewis and to her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14 day of February, 19 84

Charles K Saad

Charles K. Saad, Administrator for the Estate of John Thomas Saad, being the same person as Thomas J. Saad.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Charles K. Saad, Administrator for the Estate of John Thomas Saad, being the same person as Thomas J. Saad the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14 day of February, 19 84.

Thelma M. Sager, Notary Public.

THELMA M. SAGER NOTARY PUBLIC DAVIDSON COUNTY TENN

Commission expires 1-19-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires