PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

BOOK 5333 PAGE 996

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jack H. Sartin, et ux ~~3806 Nebraska Avenue~~ 311 Harwar Ave. Nashville, TN ~~37209~~ 37205	Same	Map 104-1 Parcel 208

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ulysse Guidry, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Jack H. Sartin and wife, Margaret C. Sartin, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the map showing subdivision of Lot Nos. 80, 81, and 82 in West Grove Subdivision, as of record in Book 547, page 14, Register's Office for said County.
>
> Said Lot No. 3 fronts 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and runs back between parallel lines, with the westerly margin of an alley, 150 feet to a dead line.
>
> Being the same property conveyed to Ulysse Guidry and wife, Irene Holt Guidry, by deed of record in Book 4479, page 450, Register's Office for Davidson County, Tennessee, the said Irene Holt Guidry having since died.
>
> This is improved property known as 3806 Nebraska Avenue, Nashville, TN 37209.

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 I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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.

Ella P. Guidry, wife of Ulysse Guidry, joins in this instrument for the purpose of conveying all her right, title, and interest in the above described property.

WITNESS my hand this 6th day of July, 1984.

Ulysse Guidry

Ella P. Guidry

1937 07/09-73.00- CHECK

I 3 4 8 4 1

IDENTIF. REFERENCE

JUL 9 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ulysse Guidry and wife, Ella P. Guidry, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, 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 July, 1984.

Cheryl L. Spain
Notary Public

My Commission expires: Jan. 20, 1985

CHERYL SPAIN NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Jack W. Smith
Affiant

Sworn to and subscribed before me this 6th day of July, 1984.

Ann H. Moore
Notary Public

My Commission expires: 12-8-87

ANN H. MOORE NOTARY PUBLIC

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
			27500.00- CAMT.	
			71.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
1937A07/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 34841

IDENTIF. REFERENCE

JUL 9 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0051049

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