File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,605.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1984.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6387 PAGE 592

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & F Properties (NAME)	SAME (NAME)	MAP 83-1
P.O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 331
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 27W-22660

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, Samuel David Gee and Joseph L. Valasquez,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & F Properties, a partnership,

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:

LAND in Davidson County, Tennessee, being the easterly one-half of (½) of Lot No. 5 on the plan of E.T. Brown's Subdivision of Sharpe Land, of record in Book 332, page 7, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Sharpe Avenue and extends back 288 feet, more or less, on the easterly line and 285 feet, more or less, on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Grantors by deed from A.D. Hewlett and wife, Frances H. Hewlett, of record in Book 6175, page 144, said Register's Office.

This conveyance is made subject to property taxes for 1984 which have been prorated and for which Grantee will be responsible and the lien of the deed of trust of record in Book 6175, page 147, said Register's Office, as said deed of trust was modified by instrument recorded in said Register's Office immediately prior to the recording of this deed.

This is unimproved ( ) improved (X) property, known as 1119 E. Sharpe Avenue, 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 20th day of September, 1984

Samuel David Gee

Joseph L. Valasquez

2587

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Samuel David Gee and Joseph L. Valasquez

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 20th day of September 1984.

Commission expires 11-1-87

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE

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
Samuel David Gee and
Joseph L. Valasquez

TO
S & F Properties

Prepared By:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

File Box 9

IDENTIFICATION REFERENCE

FILED FOR RECORD
SEP 24 11 15 AM '84
DAVIDSON COUNTY, TN
REGISTER

1 5 1 1 1

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
			39605.48- CAMT.	
			102.96 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 109.46-	
2687A	09/24/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
SEP 24 11 15 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071156