Box 58-A
(dbs)

WARRANTY DEED

BOOK 10553 PG 124

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Dana B Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 97

Faye Neal
Notary Public
My Commission Expires 6-6-98

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Gaffney, Jr.	New Owner	MAP 105-5
(NAME)	(NAME)	
1500 Villa Place		PARCEL 54
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Clinton E. Saffell, Sr. and Sarah F. Saffell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney

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 Lot No. 1 on the North 5 feet of Lot No. 2 on the Map of the Subdivsion 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 run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Clinton E. Saffell, Sr. and wife, Sarah F. Saffell, by Warranty Deed from Mildred Saffell-Smith, an unmarried person, of record in Book 6092, page 110, Register's Office for Davidson County, Tennessee. The said Clinton E. Saffell, Sr. and Sarah F. Saffell having since divorced.

This conveyance is made subject to 1997 property taxes which have been prorated and assumed by the Grantees; matters shown on the Plan of record in Book 421, page 22, said Register's Office.

1990 08/01 0101 03CHECK 186.60

Sylvia R. Saffell, spouse of Clinton E. Saffell, Sr., joins in this conveyance for the sole purpose of conveying any marital interest she may have in subject property by virtue of her marriage to the said Clinton E. Saffell, Sr.

unimproved ( )
This is improved (X) property, known as 1500 Villa Place, Nashville, TN 37212
(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 hand s this 31st day of July 19 97

Clinton E. Saffell Sr.
Clinton E. Saffell, Sr.

Sylvia R. Saffell
Sylvia R. Saffell

Sarah F. Saffell
Sarah F. Saffell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Clinton E. Saffell, Sr. and Sarah F. Saffell,

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of July 19 97.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia R. Saffell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1997.

My Commission Expires:

11-27-99

Notary Public

IDENTIFICATION REFERENCE 0333046

97 AUG -1 PM 2:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10553 PG 126

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

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

08/01/97 01 14:44 0001 1990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333046

IDENTIFICATION REFERENCE

97 AUG -1 PM 2:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181616