Davidson County DEEDWARR
Recvd: 11/06/00 09:39 2pgs
Fees:11.00 Taxes:229.40

20001106-0109808

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39345** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 62,000.00.**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **3RD DAY OF NOVEMBER, 2000.**

_____
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 5/26/02

My Commission Expires MA...

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N. NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DEVIE LEVIN	**S A M E**	**83-6-220**
809 Setliff Place		**23W 11580**
Nashville, Tennessee 37206-2545		

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 **I, PATRICIA M. AUGUSTINE, A WIDOW**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIE LEVIN, UNMARRIED**

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. 9 on the Plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, page 156, Register's Office for said County, being part of a 50 foot strip adjacent and north of said lot, being part of Franklin Avenue as originally established.

SAID Lot No. 9 together with said strip front 50 feet on the southerly side of Franklin Avenue as now established as, and runs back between parallel lines 245 feet, more or less, to an alley.

BEING the same property conveyed to John E. Augustine by deed from Cornelius C. Augustine and wife, Margaret Augustine of record in Book 4960, page 685, Register's Office for Davidson County, Tennessee. The said John E. Augustine has died, leaving subject property to Grantor by Will probated in Case No. 2583, Probate Court of Williamson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1606 Franklin Avenue, Nashville, Tennessee 37206**
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.

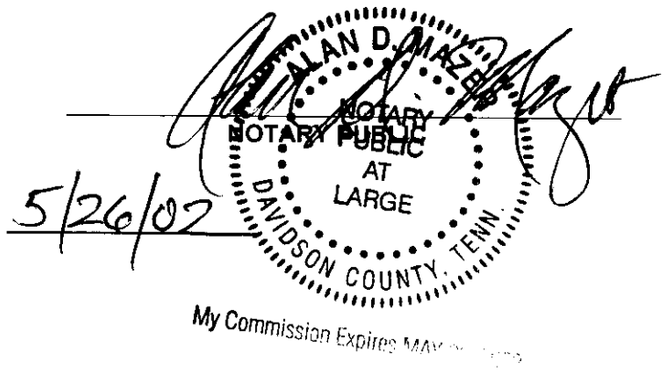
WITNESS my hand this 3rd day of November, 2000.

X _____
PATRICIA M. AUGUSTINE

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 PATRICIA M. AUGUSTINE, A Widow, the bargainor, with whom I am eprsonally 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 the 3rd day of November, 2000.



My Commission Expires: 5/26/02