Davidson County DEEDWARR
Recvd: 11/19/04 15:24 2pgs
Fees:13.00 Taxes:111.00

20041119-0139412

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43416 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter Francis Company	SAME AS NEW OWNER	106-9-25
466 Woodycrest Avenue		6DA 4010
Nashville, TN, 37210		

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/WE,

Inez P. Silverfield, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Porter Francis Company

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:

Being in the 6th Civil District of said County and State, described according to a survey made by Turner Engineering Company, Consulting Engineers, October 27, 1964, as follows:

Beginning at a point at the intersection of the northwesterly margin of Polk Avenue and the southerly margin of Woodycrest Avenue; thence with the northwesterly margin of said Polk Avenue south 74 degrees 27 minutes west 269 feet to the beginning of a curve having a radius of 985 feet and continuing with the northwesterly margin of said Avenue southwestwardly 48.6 feet to the beginning of a curve having a radius of 20 feet; thence around said curve in a northwesterly direction 38.9 feet; thence north 3 degrees 02 minutes east 75.5 feet to the southerly margin of said Woodycrest Avenue; thence with same south 88 degrees 28 minutes east 328 feet to the beginning, containing 0.38 of an acre, more or less.

Being the same property conveyed to Julian Silverfield and wife, Inez P. Silverfield by Installment Deed from Robert H. McIntyre and wife, Sara McIntyre of record in Book 3829, page 660, Register's Office for Davidson County, Tennessee. The said Julian Silverfield having since died.

Unimproved (X)
This is improved ( ) property known as Lot on Polk Avenue, Nashville, TN 37203

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/our hand(s) this 18th day of November, 2004

Inez P. Silverfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Inez P. Silverfield, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2004

Notary Public

My Commission Expires: 7/29/2006

