For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, JAMES M. FISCHER, JR. AND PATTERSON RONEY, D/B/A FISCHER AND RONEY CONSTRUCTION COMPANY *have bargained and sold, and by these presents do transfer and convey unto the said* HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section III, Ranchwood Estates, of record in Book 3300, page 59, Register's Office for said County.

SAID Lot No. 80 fronts 120 feet on the north side of Rosehill Drive and runs back 332.85 feet on the westerly line and 306.28 feet on the easterly line to a dead line in the rear on which it measures 137.4 feet.

BEING the same property conveyed to JAMES M. FISCHER AND PATTERSON RONEY, A PARTNERSHIP, D/B/A FISCHER AND RONEY CONSTRUCTION COMPANY, by deed from Hardcastle Developers, Inc., of record in Book 3429, page 571, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3398, page 479; and subject to conditions set out in plan of record in Book 3300, page 59, Register's Office for said County.

The undersigned "JAMES M. FISCHER, JR." hereby certifies that he is one and the same person as the "JAMES M. FISCHER" referred to in Warranty Deed from Hardcastle Developers, Inc. referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS, their *heirs and assigns, forever.*

And we *do covenant with the said* HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS, *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.*

And we, JAMES M. FISCHER, JR. AND PATTERSON RONEY, D/B/A FISCHER AND RONEY CONSTRUCTION COMPANY *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 4th *day of* December, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Fischer Jr.
Patterson Roney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* JAMES M. FISCHER, JR. AND PATTERSON RONEY, *the within named 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* 4th *day of* December, 19 62

Commission expires October 25, 1965 — Anne Abernathy, *Notary Public*

35896

WARRANTY DEED

FROM

JAMES M. FISCHER, JR., AND PATTERSON RONEY, d/b/a Fischer & Roney Const.

to

HARRY B. SANDERS, JR., AND WIFE, CAROLYN C. SANDERS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of DEC A.D. 1962 at 8:35 o'clock M.
Noted in Book 65 Page 819
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.