BOOK 3847 PAGE 136

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Donald Sain (NAME:)	Kimbrough-Kavanaugh and Associates (NAME:)	4D 24594
Dodson Chapel Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in consideration of the sum of - - - - - - - - - - - - $13,250.00 - - - - - - - - -

- - - - - - - - - - THIRTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

S & F, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said James Donald Sain and wife, Patricia Y. Sain , 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. 113 on the Plan of Dodson Heights, Subdivision, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 65.0 feet on the southerly margin of Dodson Chapel Road and runs back between lines 129.0 feet on the westerly line and 118.2 feet on the easterly line to a broken dead line on which it measures 88.3 feet.

Being the same property conveyed to S & F, Inc., by deed from Miller Kimbrough, Trustee of record in Book 3707, page 439, said Register's Office.

This is ~~unimproved ( )~~ improved (X) property, known as Dodson Chapel Road, Hermitage, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

In witness whereof, the said S & F, Inc., has caused its corporate name to be hereunto [redacted] subscribed by its duly authorized officer at Nashville, Tennessee, this 30th day of December, 1964.

S & F, INC.

BY: [signature]
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Robert J. Chaffin, a Notary Public within and for the State and County aforesaid, personally appeared T. J. Sterritt and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the President and _____ respectively of the S& F, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 T. J. Sterritt as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of December, 1964

My commission expires My Commission Expires Jan. 30, 1966

Robert J. Chaffin
Notary Public

WARRANTY DEED

FROM S & F, Inc.

TO James Donald Sain et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

63720

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 31 1 52 PM '64

NOTED: BOOK 110 PAGE 165
RECORDING FEE $ 2.00
DEP. REG. _____

Tennessee Company

$13,250

STATE TAX $ 19.88
PROBATE 50
TOTAL $ 20.38

DEC 31 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 31 1964