BOOK 4169 PAGE 78

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lelon Wayne Sanderson	Lelon Wayne Sanderson	Map 58
(NAME:)	(NAME:)	
4970 Drake's Branch Rd.	4970 Drake's Branch Rd.	P/O Par. 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tenn. 37218	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIVE AND NO/100 ($5.00) ---------- *DOLLARS*

Cash in hand paid by Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, the receipt of which is hereby acknowledged and for other good and valuable consideration not herein mentioned, including the assumption of a lien indebtedness evidenced by an installment note payable to Lera Mills in the amount of $5,700.00, of record in Book 4162, Page 485, Register's Office for Davidson County, I, Hettie Woodroof *have bargained and sold, and by these presents do transfer and convey unto the said* Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated June 21, 1967, as follows:

Beginning in the center of Drake's Branch Road at a point 21 feet, more or less, west of the southwesterly corner of the property conveyed to Ross Raymer, of record in book 2748, page 350, Register's Office for said County; thence with Raymer and Gays' southerly line south 87° 41' east 557.88 feet to a point; thence south 5° 17' 41" west 306.4 feet to an iron pin; thence north 87° 51' 50" west 484.58 feet to the center of Drake's Branch Road; thence with the center of said Road, north 4° 44' west 149.11 feet to a spike; thence north 10° 21" west 163.14 feet to the beginning, containing 3.65 acres, more or less.

Being the same real property conveyed to Hettie Woodroof by deed from Lera Mills, of record in Book 4162, Page 485, Register's Office for said County.

(This deed was prepared by Joseph L. Lackey, Sr., Attorney-at-Law, 327 Union St., Nashville, Tennessee).

This is (unimproved / improved (X)) property, known as 4970 Drake's Branch Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, their *heirs and assigns, forever.*

And I *do covenant with the said* Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except the lien above described.

And I, Hettie Woodroof *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* September, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hettie Woodroof

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph L. Lackey, Sr., a Notary Public in and for said County and State, Hattie Woodroof

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7th day of September, 19 67

Commission expires 8/24/1970 Joseph L Lackey Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission expires

STATE TAX $ .85
PROBATE .50
TOTAL $ .85

SEP 8 1967

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

PAID SEP 8 - 1967

WARRANTY DEED

FROM
Hattie Woodroof

TO
Lelon Wayne Sanderson and wife, Rebecca Davis Sanderson

87367

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 11 57 AM '67
NOTED: BOOK 1117 PAGE 278
RECORDING FEE $ 3.00
DEP. REG. m

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DOCUMENTARY