NEW OWNER: BETTY L. SANDERS
234 Lake Terrace Drive
Hendersonville, Tennessee

SEND TAX NOTICES TO: Fidelity Federal
Savings & Loan Association
3rd Avenue & Union Street
Nashville, Tennessee

THIS INSTRUMENT PREPARED BY:

J. DENNIS SANDERS
ATTORNEY AT LAW
Suite 101 - 226 West Main St.
Hendersonville, Tennessee 37075

MAP NOS: 61-7 PARCEL NOS: 236

BOOK 4252 PAGE 391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND ($10,000.00) DOLLARS, cash in hand paid by BETTY L. SANDERS as Custodian for JAMES DENNIS SANDERS, JR., MARK LOUIS SANDERS, SHERRY LYNN SANDERS and PAMELA PATRICE SANDERS, to WILLIAM H. TOWE and wife, PATRICIA C. TOWE, hereinafter referred to as the Grantors, and BETTY L. SANDERS, as Custodian for the aforesaid parties, being referred to hereinafter as, the Grantee, and for and in consideration of other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, including the assumption agreement, wherein, the Grantee agrees to assume and agrees to pay the remaining unpaid balance owing upon a certain promissory note secured by a Deed of Trust of record in Register's Office for Davidson County, Tennessee, and being payable to Fidelity Federal Savings and Loan Association, Nashville, Tennessee, said remaining unpaid balance being assumed is Twenty-Four Thousand Two Hundred Ninety-Six ($24,296.95) Dollars and Ninety-Five Cents, and the Grantors warrant that the monthly installments on said note are paid up and through the month of June, 1968.

AND for further consideration, the Grantee has executed a promissory note, payable to the Grantors, in the principal sum of Three Thousand Seven Hundred Three ($3,703.95) Dollars and Ninety-Five Cents, payable on or before January 1st, 1969, and the Grantors convey and transfer all their right, title and interest in their loan escrow account being maintained at Fidelity Federal Savings & Loan Association, Nashville, Tennessee, to the Grantee.

WE, WILLIAM H. TOWE and wife, PATRICIA C. TOWE, have bargained and sold, and by these presents do transfer and convey unto the said BETTY L. SANDERS, as Custodian for JAMES DENNIS SANDERS, JR., MARK LOUIS SANDERS, SHERRY LYNN SANDERS and PAMELA PATRICE SANDERS, her heirs and assigns, under the Tennessee Uniform Gift to Minors Act, with full power to sell, mortgage, encumber, convey and transfer without joinder of any beneficiaries, their successors and assigns, a certain tract or parcel of land together with the improvements thereon, in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plot of I.C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County.
>
> Said Lot No. 63 fronts 100 ' on the southerly side of Maplewood Road and runs back 300 feet 1 inch on the westerly line and 298 feet more or less on the easterly line to a dead line, measuring 100 thereon.
>
> Being a part of the same property conveyed to WILLIAM H. TOWE, and wife, PATRICIA C. TOWE, by deed from PAUL DYSINGER, Trustee, of record in Book 3973, Page 637, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

AND WE, the Grantors, do convenant with the said Grantee 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, except as set out hereinabove.

AND WE, the Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

JUL 19 93	CONV	38,000.00			
JUL 19 93	S'TAX		A*	98.80	
JUL 19 93	PR'FEE		A*	.50	
JUL 19 93	W'DEED		A*	4.50	* 103.80

said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 1968.

A05777

IDENTIF. REFERENCE

JUL 19 9 15 AM '68

FELIX A. DAVIS, REGISTER
DAVIDSON COUNTY, TENN.

William H. Towe
WILLIAM H. TOWE, GRANTOR

Patricia C. Towe
PATRICIA C. TOWE, GRANTOR

Betty L. Sanders
BETTY L. SANDERS, GRANTEE and as CUSTODIAN for JAMES DENNIS SANDERS, JR., MARK LOUIS SANDERS, SHERRY LYNN SANDERS and PAMELA PATRICE SANDERS, under the Tennessee Uniform Gift to Minors Act.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. TOWE and wife, PATRICIA C. TOWE and BETTY L. SANDERS, the bargainors, 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 Hendersonville, Tennessee, this 1st day of July, 1968.

William Sanders
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AUG 10 1971

Commission Expires: 8-10-71

STATE OF TENNESSEE
SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $38,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Betty L. Sanders
AFFIANT

Subscribed and sworn to before me this the 1st day of July, 1968.

William Sanders
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

Comm Expires 8-10-71