WARRANTY DEED

BOOK 4305 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Martha C. Sanders (NAME)	Same (NAME)	MAP 117-2C
696 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 49&49A
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	ED

For and in Consideration of the sum of --------Ten and no/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Gerald E. Sheridan, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Martha C. Sanders, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A part of Woodlawn Manor, Inc., tract as shown per plat made Exhibit One hereof of record in Plat Book 3700, pages 111 and 112, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 49 on the said section plat together with the carport designated number 49-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee;

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and teneral common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments;

Being the same property conveyed to Gerald E. Sheridan, Trustee, by Woodlawn Manor, Inc., by deed of record in Book 4242, page 606, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is [illegible] is $37,500.00, which amount is [illegible] and which [illegible] is the amount which a willing buyer would pay a willing seller, both dealing at arm's length, for the property described herein.

Gerald E. Sheridan

Subscribed and sworn to before me this the 28 day of Jan. 1969

Joel Rigg

Notary Public

My Commission Expires Oct. 20, 1971

This is unimproved ( ) improved (X) property, known as Unit 49, 696 (House Number) Timber Lane (Street), Nashville P. O. Address: Tennessee 37215 (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 Mrs. Martha C. Sanders, her *heirs and assigns, forever.*

And I *do covenant with the said* Mrs. Martha C. Sanders, her heirs and assigns *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 for (1) all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, and undertakings contained in the aforesaid Master Deed, and any amendments thereof; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the said property and building thereon, or to serve some or all of the units therein; and (3) real estate taxes for the current year.

And I, Gerald E. Sheridan, Trustee *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Martha C. Sanders, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 28 *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald E. Sheridan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joel Riggs, *a Notary Public in and for said County and State, the within named* Gerald E. Sheridan, Trustee

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

Witness my hand and official seal at Nashville, *Tennessee, this* 28 *day of* January, *19* 69.

Joel Riggs, *Notary Public.*

Commission Expires My Commission Expires Oct. 20, 1971

STATE OF
COUNTY OF

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, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires

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

JAN29	CONV	37,500.00				
JAN29	S'TAX		A*	97.50		
JAN29	PR'FEE		A*	.50		
JAN29	W'DEED		A*	6.00	*	104.00

WARRANTY DEED

FROM

Gerald E. Sheridan, Trustee

TO

Mrs. Martha C. Sanders

A 2 8 4 7 3

IDENTIF. REFERENCE

JAN 29 1 18 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

This instrument prepared by Joseph C. Cummings, Attorney,
709 American Trust Building, Nashville, Tennessee