BOOK 4375 PAGE 161

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Sanders, Jr. (NAME)	Guaranty Mortgage Company (NAME)	Map 84-14
2105 Crestline Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union (STREET ADDRESS)	Par. 171
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash paid by William E. Sanders, Jr. and wife, Clara J. Sanders, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $19,800.00, secured by a deed of trust to Herschel Greer, Trustee, dated August 20, 1968, filed August 26, 1968 and recorded in book 4263, page 337, Register's Office for Davidson County, Tennessee.

We, James W. Young and wife, Mary G. Young,

have this day bargained and sold, and do hereby transfer and convey unto the said

William E. Sanders, Jr. and wife, Clara J. Sanders,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 41 on the Map of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 41 fronts 174.73 feet on the south side of Crestline Drive and runs back between lines, 220.3 feet on the west line and 274.9 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 91.3 feet.

Being the same property conveyed to James W. Young and wife, Mary G. Young by deed from J. Alfred Lewis and wife, Frances S. Lewis, of record in book 4263, page 335, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,569.72

Subscribed and sworn to before me, this the 24th day of October 1969

Barbara Ferguson
Affiant

My commission expires: 8-7-72
(Affix Seal)

Notary Public

This is [ ] unimproved [ ] improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William E. Sanders, Jr. and wife, Clara J. Sanders,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William E. Sanders, Jr. and wife, Clara J. Sanders, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S. *this* 24th *day of* OCTOBER, 1969 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James W. Young
James W. Young

X Mary G. Young
Mary G. Young

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], *a Notary Public in and for said County and State,* James W. Young and wife, Mary G. Young, *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* 21st *day of* October, *19*69

[signature] *Notary Public*

Commission expires 2-9-72

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 .....

OCT27'69	CONV	22,569.72				
OCT27'69	S'TAX		B*	58.76		
OCT27'69	PR'FEE		B*	.50		
OCT27'69	W'DEED		B*	3.00	*	62.26

WARRANTY DEED

FROM
James W. Young, et ux

TO
William E. Sanders, Jr., et ux

A 58651

IDENTIF. REFERENCE

OCT 27 12 55 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.