WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston O. Sanders (NAME)	Murphree Mortgage Company (NAME)	Map 161-2
469 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North, (STREET ADDRESS)	Par. 56
Nasshville, Tennes (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4065, page 306, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4071, page 251, Register's Office for said County.

We, Homer Gray Garr and wife, Alice L. Garr

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

Preston O. Sanders and wife, Margaret R. Sanders

their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 52 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot No. 52 fronts 75 feet on the southerly side of Westcrest Drive and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Homer Gray Garr and wife, Alice L. Garr by deed from Murff Development Company, of record in Book 4065, page 305, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,906.96

Subscribed and sworn to before me, this the 12 day of November, 1969

Affiant

My commission expires 5/10/70 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) 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

Preston O. Sanders and wife, Margaret H. 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Preston O. Sanders and wife, Margaret H. Sanders, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13 day of November, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Homer Gray Garr

Alice L. Garr

This Instrument Was Prepared By

Phillys Davidson (gh

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF Oklahoma

COUNTY OF Tulsa

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Personally appeared before me, John E McKenney *, a Notary Public in and for said County and State,* Homer Gray Garr and wife, Alice L. Garr *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~~ Tulsa, Oklahoma ~~Tennessee,~~ *this* 13 *day of* November, *19* 69

John E. McKenney *Notary Public*

Commission expires December 5, 1970

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 .....

NOV 18 69 CONV 22,906.96
NOV 18 69 S'TAX A* 59.54
NOV 18 69 PR'FEE A* .50
NOV 18 69 W'DEED A* 3.00 * 63.04

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM
HOMER GRAY GARR, ET UX

TO
PRESTON O. SANDERS, ET UX

A 60771

IDENTIF. REFERENCE

Nov 18 8 51 AM '69

FELIX E. 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

PEDIGO & SAINDON