DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUE K. SANDERS	Guaranty Mortgage Company	Map. 83-11
(NAME:) 2304 Barclay Drive	(NAME:) 316 Union	Par. 125
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and other good ~~DOLLARS~~ and valuable considerations, including the assumption of and agreement to pay by the Grantees the present approximate balance of $8,266.39 owing on an indebtedness to Guaranty Mortgage Company and secured by a deed of trust on said property as of record in Book 1391, page 559, R.O.D.C., Tennessee,

WE, TOMMY C. BROWN, AND WIFE, DOROTHY LEE BROWN, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* SUE K. SANDERS, hereinafter called the GRANTEE, HER *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 109 on the Map of Eastland Acres Subdivision, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 75 feet on the southerly margin of Barclay Drive and extends back between lines 272.4 feet on the westerly line and 259.2 feet on the easterly line to a broken line in the rear measuring 79.1 feet thereon.

Being the same property conveyed to Tommy C. Brown and wife, Betty Ann Brown by deed from Fred H. Brown and wife, Gertrude Brown as of record in Book 2345, page 425, R.O.D.C., Tennessee and vested solely in Tommy C. Brown by divorce decree from the Davidson County Probate Court on or about September 26, 1968.

This conveyance is made subject to covenants and restrictions of record in Book 2284, page 612, R.O.D.C., Tennessee, and the plan of record in Book 2133, page 103, said Register's Office, which shows an 80-foot set back line from Barclay Drive and a 10-foot easement for public utilities across the rear and part of the westerly margin of the lot.

This is unimproved ( ) improved (X) property, known as 2304 (House Number) Barclay Drive (Street), Nashville (P. O. Address:), Tennessee (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 GRANTEE, HER *heirs and assigns, forever.*

And WE *do covenant 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 hereinabove set out and 1970 taxes which are assumed by the Grantee.

And WE, THE GRANTORS, *do further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEE, HER *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hands this* 10th *day of* MARCH, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tommy C. Brown

Dorothy Lee Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, TOMMY C. BROWN AND DOROTHY LEE BROWN

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 MADISON Tennessee, this 10th day of MARCH, 19 70.

B. J. Atkinson Notary Public

Commission expires 2-21-73

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $18,496.39.

Affiant Mrs. Sue K. Sanders.

Subscribed and sworn to before me this 10th day of March, 1970.

B. J. Atkinson
NOTARY PUBLIC

My Commission Expires: 2-21-73.

MAR 11 70 CONV 18,496.39
MAR 11 70 S'TAX A* 48.10
MAR 11 70 PR'FEE A* .50
MAR 11 70 M'DEED A* 3.00 * 51.60

WARRANTY DEED

FROM
TOMMY C. BROWN et ux.

TO
SUE K. SANDERS

A70832

IDENTIF. REFERENCE

MAR 11 10 44 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

C.O. Gallatin Pk. Madison