TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Elijah Sanford, Jr. (NAME)	Guaranty Mortgage Company, (NAME)	12D-91196
408 Matthews Court, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	BOOK 4434 PAGE 226
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Elijah Sanford, Jr., and wife, Mary D. Sanford

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their 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. 45 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot No 45 fronts 55.0 feet on the southerly margin of Matthews Court and extends back 149.6 feet on the easterly line and 124.0 feet on the westerly line to a dead line in the rear measuring 86.1 feet thereon.

Being part of the property conveyed to Trinity Hills Village, Inc., by deed from J. B. Michae & Company, Inc., of record in Book 4228, page 217, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 408 Matthews Court, Nashville, Tenn. (House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 21st day of July 1970

TRINITY HILLS VILLAGE, INC.

Attest: Kelly S. Neely, Secretary

By: Herschel Greer, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc. the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said Kelly S. Neely as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of July, 1970

My commission expires February 14, 1973

Notary Public.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE

Corporate Warranty Deed

FROM

TRINITY HILLS VILLAGE, INC.

To

ELIJAH SANFORD, JR.

REGISTER STAMP BELOW

The consideration for this transfer or value of property transferred, whichever is greater, is $17,100.00 which is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sworn to and subscribed before me this 21st day of July, 1970

A.M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

17.00 / 44.46 / 1.00 / 2.50 / 47.96

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1005

BOOK 4434 PAGE 227

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IDENTIF. REFERENCE

JUL 27 2 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 70	CONV	17,100.00				
JUL 27 70	S'TAX		A*	44.46		
JUL 27 70	PR'FEE		A*	.50		
JUL 27 70	W'DEED		A*	3.00	*	47.96