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FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,400.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 70

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashton G. Sanders (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	12D-32915
3109 Meadowside Lane (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of - - - - - - $10.00 - - - - - - - - - - - -
- - - TEN AND NO/100 - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged and subject to a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 3412, page 621, Register's Office for Davidson County, Tennessee,
We, Richard D. Meadows and wife, Faye Meadows,
have bargained and sold, and by these presents do transfer and convey unto the said Ashton G. Sanders and wife, Evelyn J. Sanders, 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. 74 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 81.1 feet on the northerly side of Meadowside Lane and extends back 136.5 feet on the easterly side and 137.1 feet on the westerly side to a line in the rear on which it measures 81.35 feet.

Being the same property conveyed to Richard D. Meadows and wife, Faye Meadows, by deed from Irvin Harold Ihrig, Jr., and wife, Josephine L. Ihrig, of record in Book 4428, page 643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3136, page 52 and amended by instrument of record in Book 3253, page 591, Register's Office for Davidson County, Tennessee.

The escrow account now on deposit with Kimbrough-Kavanaugh and Associates is hereby transferred and conveyed to the purchasers. Insurance on said property is also hereby transferred and conveyed to the purchasers.

This is unimproved ( ) improved (X) property, known as 3109 (House Number) Meadowside Lane, (Street) Nashville, Tenn. 37207 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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 7th day of July, 1970

Richard D. Meadows

Faye Meadows

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Meadows and wife, Faye Meadows

the bargainors, 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 7th day of July 19 70

Commission expires MAY 8, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Richard D. Meadows et ux

TO
Ashton G. Sanders et ux

KK&A BOX #4

A 85521

IDENTIF. REFERENCE

JUL 31 3 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

11,400.11

JUL 31 70	CONV	11,400.11			
JUL 31 70	S'TAX		A*	29.64	
JUL 31 70	PR'FEE		A*	.50	
JUL 31 70	W'DEED		A*	3.00	* 33.14