This Form furnished by Attorneys Title Company, Inc.

BOOK 4445 PAGE 443

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

SAM B. SANDERS

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

MAIL →

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam B. Sanders (NAME)	Same (NAME)	Map. 71-16
Gideon Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 38b
Brentwood Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	pw

(FOR REGISTER'S USE)

A 8 9 9 6 2

IDENTIFICATION REFERENCE

SEP 15 10 49 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 250.00 Sam B. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 1970

B Burkle
~~Notary Public~~ Deputy Register

MY COMMISSION EXPIRES: ~~(AFFIX SEAL)~~

For and in Consideration of the sum of One ($1.00) Dollar and other consideration, receipt of which is hereby acknowledged, ~~XXXXXXX~~ cash in hand paid to the undersigned, Andrew Ewing, Trustee, by

Sam B. Sanders, I Andrew Ewing, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Sam B. Sanders, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land in the Twelfth Civil District of Davidson County, Tennessee, described as follows:

Lot No. 27 as shown on the plan of Tom Joy subdivision, of record in Book 3600, Page 47 Register's Office for said County.

Said Lot No. 27 fronts 60.08 feet on the Westerly side of Jones Avenue and runs back between lines, 112.2 feet on its Northerly line and 100.45 feet on its Southerly line to a line in the rear on which it measures 59.0 feet.

Being part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Vernon M. Williams and Sons, of record in Book 3836, Page 274, Register's Office for said County.

Said Lot No. 27 is conveyed expressly subject to:

1. Taxes for the year 1970, payment of which is expressly assumed by Grantee.
2. Restrictive covenants of record in Book 3763, Page 136, Register's Office for said County.
3. Said Plan of record in Book 3600, Page 47 shows: (a) An Owner's Certificate; (b) A 30 foot minimum building setback line along Jones Avenue; (c) A public utility and drainage easement along the westerly and southerly sides of said lot, measuring 10 feet in width along its northerly, and varying from 18 to 19 ft. in width along its southerly side, reference being made to said plan for the exact location of said easement.

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This is {unimproved (X) / improved ( )} property, known as ..... (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 Sam B. Sanders, his ..... heirs and assigns, forever.

And I do covenant with the said Sam B. Sanders ..... that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Andrew Ewing, Trustee ..... do further covenant and bind myself, my successors and/assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Sam B. Sanders, his ..... heirs and assigns against the lawful claims of all persons whomsoever., insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness hand this 28th day of July, 1970

Andrew Ewing, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee .....

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee .....

Tennessee, this 28th day of July, 1970

..... Notary Public.

Commission expires 10-20-71

SEP 15 CONV * 250.00
STATE OF TENNESSEE SEP 15 S'TAX A* .52
COUNTY OF DAVIDSON SEP 15 PR'FEE A* .50
SEP 15 W'DEED A* 3.00 * 4.02

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 .....