TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Sanders, ET UX (NAME)	First Peoples Realty Co. (NAME)	61DA-29640
Tallwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2126 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	Map 119-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nash. Tenn. (CITY) (ZONE) (STATE)	Par. 130

BOOK 4487 PAGE 722

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by JAMES E. SANDERS AND WIFE, ROCENA A. SANDERS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
K. R. STANFILL, TRUSTEE, with full power

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do 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: Being the south part of Lot No- 19 on the Plan of Thompson Heights, Section II, as of record in Book 2331, page 49, Register's Office for said County, described as follows: BEGINNING at a point in the line between Lots Nos. 18 and 19, 75 feet south of the south margin of Tallwood Drive, as shown on said plan, being the southeast corner of the land conveyed to the State of Tennessee, by deed in Book 2882, page 377; thence along the line of said State Property, north 76° 30' west 170 feet to the line between Lots Nos. 19 and 20, being 55 feet south of the southerly margin of Tallwood Drive, as shown on said plan; thence with the line between Lots Nos. 19 and 20, southerly 221.6 feet to a point; thence easterly 168.5 feet to a corner of Lot 18; thence with the line between Lots 18 and 19, northerly 188.2 feet to the point of beginning.
Being the same property conveyed to K. R. Stanfill, Trustee, with full power, by deed from George M. Tillman and wife, as of record in Book 4483, page 247, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as Tallwood Drive, Nashville, Tennessee
(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 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.

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.

Witness our hands this 12th day of March, 19 71.

K. R. STANFILL, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named K. R. STANFILL, TRUSTEE the bargainors, 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, this 12th day of March, 19 71

Commission expires April 24, 1974 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
C-218844
FROM
K. R. Stanfill, Trustee
To
James E. Sanders, ET UX
REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 12th day of March, 1971.

My commission expires April 24, 1974

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIF. REFERENCE

MAR 22 11 47 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV	28,250.00				
[illegible]S'TAX			A*	73.32		
[illegible]RR'FEE			A*	.50		
[illegible]	M'DEED		A*	3.00	* 76.82	