# WARRANTY DEED

BOOK 4488 PAGE 564

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John D. Sanders et ux. (NAME) | Murphree Mortgage Company (NAME) | Map 115-14 |
| 6453 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue North (STREET ADDRESS) | Page 59 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | FS |

*FOR AND IN CONSIDERATION of the sum of* Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including ~~Dollars,~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated July 9, 1964, in original principal amount of $22,600.00, and made payable to Murphree Mortgage Company, which note is secured by lien on the property herein conveyed and is more fully described in the Deed of Trust from Clyde James Evans and wife, Arlene Ruth Evans, to Raymond L. Davis, Jr., Trustee, of record in Book 3789, page 580, Register's Office for Davidson County, Tennessee; we,

CLYDE JAMES EVANS and wife, ARLENE RUTH EVANS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* grantees,

JOHN D. SANDERS and wife, ANN E. SANDERS,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 734 on the Plan of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for said County.

Said lot fronts 210 feet on the easterly side of Bresslyn Road, as measured around a slight curve, and runs back 329.8 feet on the northerly line and 199.5 feet on the southerly line to a dead line in the rear on which it measures 148 feet.

Being the same property conveyed to Clyde James Evans and wife, Arlene Ruth Evans, by deed from Edward J. McVoy and wife, of record in Book 3789, page 579, said Register's Office.

*This instrument prepared by* STEPHENSON, LACKEY, HOLMAN & ARCHER First Federal Building

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $39,500.00

Subscribed and sworn to before me, this the 24th day of March 19 71

Affiant Arlene Ruth Evans

My commission expires: June 6 1972 (Affix Seal)

Notary Public Mary Evans

This is improved ( X ) unimproved ( ) property, known as 6453 Bresslyn Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* John D. Sanders and wife, Ann E. Sanders, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and reptesentatives, to warrant and forever defend the title to said real estate to said* John D. Sanders and wife, Ann E. Sanders, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 24th *day of* March, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde James Evans Arlene Ruth Evans

BOOK 4488 PAGE 565

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* Clyde James Evans and wife, Arlene Ruth Evans

*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* Nashville, Tennessee, Tennessee
*this* 24th *day of* March, 1971

Mary Emery
Notary Public

*Commission expires* June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

Bunard Title
210409

**WARRANTY DEED**

FROM

CLYDE JAMES EVANS et ux

TO

JOHN D. SANDERS et ux

B 0 8 7 4 1

IDENTIF. REFERENCE

MAR 25 10 33 AM '71

FEL[illegible] NELSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 25 71 | CONV | 39,500.00 | | | |
| MAR 25 71 | S'TAX | | A* | 102.70 | |
| MAR 25 71 | PR'FEE | | A* | .50 | |
| MAR 25 71 | W'DEED | | A* | 3.00 | * 106.20 |

Compliments of

**Guaranty Title**

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE