BOOK 4489 PAGE 47

Prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Odell Sanders, Jr. et ux (NAME)	Noel-Palmer Mortgage Company, Inc. (NAME)	12D-76250
3837 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	Suite 402, Stahlman Building (STREET ADDRESS)	Map. 59-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Pcl. 22

FOR AND IN CONSIDERATION of the sum of ----------

Ten and no/100 ----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $15,950.00 to Noel-Palmer Mortgage Company, Inc., secured by a deed of trust to John G. Palmer, Trustee, of record in Book 4437, page 114, Register's Office in Davidson County, Tennessee,

We, Randolph F. Johnson and wife, Lonzena A. Johnson,

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

Odell Sanders, Jr. and wife, Dorothy Marie Sanders, their

(successors), heirs and assigns,

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

Being Lot No. 198 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for said County.

Said lot No. 198 fronts 75 feet on the northerly side of Buena Vista Pike and runs back between lines, 120.21 feet on the easterly side and 115.62 feet on the westerly side, to a line at the rear on which it measures 75.14 feet thereon.

Being the same property conveyed to Randolph F. Johnson and wife, Lonzena A. Johnson, by deed from W. L. Bainbridge Company, of record in Book 4437, page 112, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,630.77

Subscribed and sworn to before me, this the 26 day of March 1971

Affiant

My commission expires: ----------
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3837 Buena Vista Pike, 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

Odell Sanders, Jr. and wife, Dorothy Marie 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 for above-mentioned deed of trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand S this* 26th *day of* March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randolph F. Johnson

Lonzena A. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Randolph F. Johnson and wife, Lonzena A. Johnson, and Odell Sanders, Jr. and wife, Dorothy Marie Sanders,

the within named 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 26 *day of* March, *19* 71

[illegible] *Notary Public*

Commission expires 5/12/71

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 .....

MAR26 CONV 17,630.77
MAR26 S'TAX A* 45.76
MAR26 PR'FEE A* .50
MAR26 W'DEED A* 3.00 * 49.26

WARRANTY DEED

FROM

RANDOLPH F. JOHNSON ET UX

TO

ODELL SANDERS, JR. ET UX

B 0 8 9 7 8

IDENTIF. REFERENCE

MAR 26 2 58 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE