Mail to

WARRANTY DEED BOOK 4491 PAGE 307

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Billy Sanford	Same	Map 62
(NAME) 508 Bismark Drive	(NAME)	Par 15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100th ($10.00) *Dollars,*

and other good and valuable consideration including the assumption of the first mortgage in the approximate amount of $7,000.00 to be assumed by the buyer and payable in the amount of $1,000.00 per year bearing 7% interest on the unpaid balance.

This convevance is made subject to the restrictive covenants contained in (Seymour's deed). Specific reference to which is here made for the purpose of incorporating same herein.

Kirk C. Waite and wife, Sue I. Waite

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Sanford and wife, Carol Jean Sanford

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of lots numbers 4 and 5 on the plan of Robert Young's farm, as of record in Book 421, page 140, Register's Office for said County, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows:

Beginning at a spike in the center of Pennington Bend Road, said spike being the southeast corner of the property conveyed to Harold W. Seymour and wife of record in Book 4321, page 848, Register's Office for said County. Thence with the said Seymour's southern boundary line south 59° 30' west 576.6 feet more or less, thence south 77° 23 minutes east 535.7 feet, thence south 78° 32' east 164.3 feet to the center of Pennington Bend Road, thence with the center of same north 23° 45' west 490.0 feet to the beginning.

Being the same property conveyed to Kirk C. Waite, et ux by deed from Porter J. Weakley, et ux, of record in book 4364, page 291, Register's Office for Davidson County, Tennessee.

RECORDER'S NOTICE
Legibility of Writing, Typing or Printing for Document Unsatisfactory When Copied.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 2 day of April 1971

Affiant Billy Sanford

My commission expires: Jan 29, 1972 (Affix Seal) Notary Public

This is { unimproved } property, known as ..... (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 Billy Sanford and wife, Carol Jean Sanford

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy Sanford and wife, Carol Jean Sanford

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

Witness our hands this 2nd day of April, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirk C. Waite

Sue I. Waite

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kirk C. Waite and Sue I. Waite *, a Notary Public in and for said County and State,*

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, this* 2 *day of* April, *19* 71.

NOTARY PUBLIC

Commission expires Jan 29, 1972 *Notary Public*

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 .....

APR-6-	CONV	12,000.00				
APR-6-S'TAX			A*	31.20		
APR-6-PR'FEE			A*	.50		
APR-6-	W'DEED		A*	3.00	*	34.70

WARRANTY DEED

FROM
Kirk C. Waite, et ux

TO
Billy Sanford and wife,
Carol Jean Sanford

R 09996

IDENTIF. REFERENCE

APR 6 10 08 AM '71

FEE 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