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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1971

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, Suite 105 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben F. Sands (NAME)	Murphree Mortgage Company (NAME)	Map 168-14
258 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 209
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Pat

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C & S BUILDERS, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben F. Sands and wife, Judith Sands

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 101 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being part of the same property conveyed to C & S Builders, Inc. by deed from I. R. Schulman, Trustee, of record in Book 4469, page 937, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4467, page 85 and easements and conditions as set forth on the above plan of record; and taxes for the year 1971 which have been pro-rated and assumed by the grantees herein.

This is ( ) unimproved (X) improved property, known as 258 Sawyer Brown Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, C & S BUILDERS, INC. has caused this instrument to be executed Witness hand this day of , 19
by its duly authorized officer this the 20th day of April, 1971

C & S BUILDERS, INC.

By
John E. Cain III, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain III with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President respectively of the C & S Builders, Inc. the within named bargainor, a corporation, and that (he) as such President (she), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain III as such President, and attesting the same by the said

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of April, 1971.

My commission expires April 23, 1972

Linda G. Carter
Notary Public

WARRANTY DEED

FROM C & S BUILDERS, INC.

TO BEN F. SANDS AND WIFE, JUDITH SANDS

B 12166

IDENTIF. REFERENCE

APR 23 1 43 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR23	CONV	18,100.00			
APR23	S'TAX		A*	47.06	
APR23	PR'FEE		A*	.50	
APR23	W'DEED		A*	3.00	* 50.56

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Ben F. Sands
Route 5 -
Old Hickory Road
Brentwood, Tenn. 37027
Nashville, Tennessee, 37221