ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO BOOK 4497 PAGE 716

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP PARCEL NUMBERS

Map 33-7
Par. 140
Pd

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Joe M. Sanders and wife, Julia T. Sanders

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Phillip Saindon, 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 Lot No. 85 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 137 and 138, Register's Office for said County.

Said lot fronts 128 feet on the northerly side of Mimosa Drive and extends back 240.1 feet on the easterly line and 205 feet on the westerly line to a dead line and measures 70 feet thereon.

Being the same property conveyed to Phillip Saindon, Trustee, with full power to sell, transfer, mortgage or encumber without the joinder of any beneficiary, his successors in trust, by deed from Robert Milton Sanford and wife, as of record in Book 4484, page 986, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 3346 Mimosa 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 27th day of April, 1971.

Phillip Saindon, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Phillip Saindon, 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 27th day of April, 1971.

Commission expires APR 23 1973 Notary Public

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. Joe M. Sanders, 3346 Mimosa Drive, Nashville, Tenn. 37211

Warranty Deed

FROM
PHILLIP SAINDON, TRUSTEE

To
JOE M. SANDERS & WIFE,
JULIA T. SANDERS

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1001

17,250.00

BOOK 4197 PAGE 717

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↑
IDENTIF. REFERENCE

APR 29 2 52 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR29Ξ	CONV	18,950.00				
APR29Ξ	S'TAX		A*	49.14		
APR29Ξ	PR'FEE		A*	.50		
APR29Ξ	W'DEED		A*	3.00	*	52.64

I hereby affirm this instrument for record and do swear that to the best of my knowledge information and belief, the greater of the actual consideration or value of the property interest herein conveyed is $ 18,950.00

Subscribed and sworn to (Tennessee)
Sworn to and subscribed (Wilson)

Affiant

sworn to and subscribed before me this 27 day of April, 19 71

My commission expires: APR 23 1973

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILLE NOTARY PUBLIC STATE OF TENNESSEE