TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Aubrey V. Spain, ET UX
(NAME)
2506 Carter Avenue
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: First Federal S/L Ass
Mid-South Mortgage Company
(NAME)
410 Union Street 4th & Union St.
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
15DA-39168
Map 83-4
Pc. 238
Pat

BOOK 4498 PAGE 829

For and in consideration of the sum of $4,296.17
FOUR THOUSAND TWO HUNDRED NINETY SIX and 17/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated April 20, 1959, executed by Francis L. Sanders, Jr. and wife, payable to Mid-South Mortgage Corporation, a note dated April 20, 1959, for the original sum of $9,150.00, with interest at 5-1/4% per annum, both principal and interest payable $54.90 monthly, beginning June 1, 1959, final May 1, 1984, and secured by a Deed of Trust of record in Book 2917, page 321, Register's Office for Davidson County, Tennessee.

We, FRANCIS L. SANDERS, JR. AND WIFE, IVA DALE SANDERS
have bargained and sold, and by these presents do transfer and convey unto the said
AUBREY V. SPAIN AND WIFE, EDNA M. SPAIN

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 36 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 36 fronts 70.4 feet on the south side of Carter Street and runs back between lines, 191.2 feet on the east line and 189.4 feet on the west line to a dead line in the rear, measuring 68.4 feet thereon.

Being the same property conveyed to Francis L. Sanders, Jr. and wife, Iva Dale Sanders, by deed from Edwin L. Barnes and wife, as of record in Book 2902, page 156, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 2512 (House Number) Carter Street, (Street) Nashville, Tennessee (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 3rd. day of May, 19 71

Francis L. Sanders Jr.
FRANCIS L. SANDERS, JR.

Iva Dale Sanders
IVA DALE SANDERS

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named FRANCIS L. SANDERS, JR. AND WIFE, IVA DALE SANDERS the 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 3rd day of May, 19 71

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

G-219997

FROM
Francis L. Sanders, ET UX

To
Aubrey V. Spain, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,500.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 3rd day of May, 19 71

My commission expires April 24, 1974

REGISTER'S OFFICE
PLEASE FOR TENNESSEE TITLE CO. FOX

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

FORM NO. 1004 - REVISED

MAY-47	CONV	10,500.00				
MAY-47	S'TAX		A*	27.30		
MAY-47	PR'FEE		A*	.50		
MAY-47	W'DEED		A*	3.00	*	30.80

B 13437

IDENTIF. REFERENCE

MAY 4 1 08 PM '71

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.