BOOK 4516 PAGE 441

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 71

Notary Public

My Commission Expires FEB. 12, 1975

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Sanders (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 117-B
3031 Brightwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold road (STREET ADDRESS)	Pcl. 76
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, Francis V. Nolan and wife, Dollie E. Nolan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Sanders and wife, Candice E. Sanders

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:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "A" on the Map of Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, page 92, Register's Office for said County.

SAID Lot No. 23 fronts 60 feet on the west side of Brightwood Avenue and runs back 220 feet on the north line and 191 feet on the south line to a dead line measuring 80 feet thereon.

BEING the same property conveyed to Francis V. Nolan and wife, Dollie E. Nolan, by deed from Edward A. Vielinski and wife, Sylvia V. Bielinski, of record in Book 3346, page 463, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3031 Brightwood Avenue 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.

Witness our hand s this 25th day of June, 19 71

Francis V. Nolan

Dollie E. Nolan

STATE OF TENNESSEE
Davidson County

BOOK 4516 PAGE 442

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis V. Nolan and wife, Dollie E. Nolan

the 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 25th day of June 19 71

My Commission Expires FEB. 12, 1975
Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
FRANCIS V. NOLAN, ET UX

TO
RICHARD J. SANDERS, ET UX

B 2 1 3 3 0

IDENTIF. REFERENCE

JUL 1 1 38 PM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL-1[illegible]	CONV	19,800.00			
JUL-1[illegible]	STAX		A*	51.48	
JUL-1[illegible]	PRFEE		A*	.50	
JUL-1[illegible]	WDEED		A*	3.00	* 54.98

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.