Deed prepared by: James H. Hill, Atty.,320 So. Gallatin Road, Madison,Tenn.

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emerson and Emmett Sanford	Same	Map 31
(NAME): Buck Hollow Pike	(NAME): Lickton Pike	Par. 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
✓	Whites Creek Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of Seven thousand and no/100 ---------- ----------($7,000.00)---------- *DOLLARS*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

SEP 13 CONV *7,000.00
SEP 13 S'TAX A* 18.20
SEP 13 PR'FEE A* .50
SEP 13 W'DEED A* 8.00 * 26.70

We, R. Stanley Lyons and wife, Harriett M. Lyons, and Annie May Lyons, the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* Emerson Sanford and Emmett Sanford, the grantees and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 22, 1971, made by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at a railroad spike in the center of Lickton Pike, same being the northwesterly corner of the property conveyed to Willie Furlong and wife, by deed of record in Book 4227, page 582, and by deed of correction of record in Book 4294, page 295, Register's office for said County; thence with the center of said Pike, North 7 deg.West 265.0 feet to a railroad spike; thence leaving said Pike, South 89 deg.West, and passing an iron pin at 614.0 feet, a total distance of 632.0 feet to a point in the center of Whites Creek; thence with the center of said Creek as follows: South 33 deg.West 100.0 feet, South 48 deg.West 200.0 feet, South 22 deg. East 150.0 feet and South 47 deg. West 190.00 feet to a point; thence North 54 deg. West 18 feet to a point on the northwesterly bank of said Creek, corner to aforesaid Furlong; thence with said Furlong as follows: North 16 deg. 45' West 95.0 feet, North 32 deg.West 130.0 feet, and South 83 Deg. West 176 feet to the beginning, containing 3.58 acres, more or less.

BEING part of the same property conveyed to Gus T. Lyons by deed from R.D. Marshall and wife, Kate C. Marshall, of record in Book 358, page 206, Register's Office for said County. The said Gus T. Lyons, being one and the same person as G.T. Lyons, died testate and devised said property to R. Stanley Lyons with a lifetime right for a home on the premises being devised to Annie May Lyons by will of record in Will Book 63, page 168, County Court Clerk's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 7th day of Sept. 19 71

R. Stanley Lyons
Affiant

My commission expires: 5/7/74
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, titl and interest thereto belonging to the said grantees and 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.* TAXES for '71 ASSUMED by BUYERS.

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* Sept, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× R Stanley Lyons
× Darrit M. Lyons
× Bonnie Mae Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Stanley Lyons and wife, Harriett M. Lyons, Annie May Lyons,

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 White Creek, Tennessee, this 10th day of Sept., 1971.

J. D. Fraley, Notary Public.

Commission Expires Jan 27 1973

STATE OF
COUNTY OF

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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

R. Stanley Lyons et ux &
Annie May Lyons

TO

Emerson Sanford and Emmett
Sanford

3301 189

IDENTIF. REFERENCE

SEP 13 9 22 AM '71

FELIX E. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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