WARRANTY DEED

BOOK 4538 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph D. Sanders	Nat'l Palmer Mtg Co.	2D-16160
(NAME)	(NAME)	
4714 Delia Dr	Suite 402 Stahlman Bldg.	Map 148-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn 37013	Nashville Tenn. 37201	Par. 16
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Five Hundred Ninty Five and 72/100----------($18,595.72)---------- *Dollars,*

of which $2,000.00, has been paid in cash by Joseph D. Sanders(unmarried) the receipt of which is hererby acknowledged, and for the remainder the said Joseph D. Sanders, has assumed and agrees to pay the unpaid balance of $16,595.72, of an indebtedness in the original amount of $16,950.00, secured y deed of trust of record in book 4346, page 722, Register's Office for Davidson County, Tennessee.

We, James L. Patterson and wife, Ann Menice Patterson

have this day bargained and sold, and do hereby transfer and convey unto the said
Joseph D. Sanders, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 26 on the Plan of Lori Heights, as of record in book 3106, page 123, Register's Office for said County.
Said lot No. 26, beginning at a point on the easterly margin of Delia Drive and the common dividing line between lots Nos. 25 and 26; thence easterly along the said dividing lines, 132.13 feet to a point; thence southerly 124 feet to a point on the northerly margin of Lydia Drive; thence westerly along the northerly margin of said Lydia Drive 116.91 feet to the beginning of a curve; thence around said curve a distance of 40.86 feet; thence northerly along the easterly margin of Delia Drive 84.32 feet to the point of beginning.
Being the same property conveyed to James L. Patterson and wife, Ann Menice Patterson, by deed from Billy A. Duggin and wife, Ruth H. Duggin, of record in book 4346, page 720, Register's Office for said County.

This instrument was prepared by J.William Rutherford,Atty. Nashville Bank & Trust Co. Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18595.72

Subscribed and sworn to before me, this the 21st day of September 1971

Affiant Mary Ensey Agent

My commission expires: My Commission Expires May 4, 1975 (Affix Seal)

Notary Public Edmund H. Loveless

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Joseph D. Sanders, his
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph D. Sanders, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand s this 15th day of September, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L Patterson

Ann Menice Patterson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill Thurston, *a Notary Public in and for said County and State,* James L. Patterson and wife, Ann Menice Patterson

the within named 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 Nashville, Tennessee,
this 18 *day of* Sept, 1971.

Bill Thurston
Notary Public

My Commission Expires January 24, 1973
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 .....

SEP 22 CONV 18,595.72
SEP 22 S'TAX A* 48.36
SEP 22 PR'FEE A* .50
SEP 22 W'DEED A* 4.00 * 52.86

WARRANTY DEED

FROM

TO

B 3 1 4 7 0

IDENTIF. REFERENCE

SEP 22 12 04 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE