WARRANTY DEED

BOOK 4540 PAGE 449

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
L. O. Hardaway, et ux	Same	Par. 150-4230
(NAME) 120 South 11th. Street	(NAME) Same	Map 61-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Same	Pc. 147
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $5869.50

------- Fifty Eight Hundred, Sixty Nine & 50/100th. ---------- *Dollars,*

$100.00 --- One Hundred & NO/100th. ---------- Dollars Cash in hand paid by L. O. Hardaway and wife, Lucille Clark Hardaway, the receipt of which is hereby acknowledged and subject to an unpaid principal balance of a Lien Promissory note, in the original sum of $6650.00, now reduced to $5769.50, dated June 28, 1967, payable to the Order of E. O. Sanders and Maggie M. Sanders, in monthly installments in the amount of $64.90, being principal and interest at 6% per annum, as described in deed recorded in Book _____, Page _____, Register's Office, Davidson County, Tenn.

We, Dave B. Sanford and wife, Vera M. Sanford

have this day bargained and sold, and do hereby transfer and convey unto the said L. O. Hardaway and wife, Lucille Clark Hardaway,

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

Being the southerly 49.5 feet front and 52.9 feet rear of Lot No. 33 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County.

Said part of Lot No. 33 fronts 49.5 feet on the westerly side of Anderson Street and runs back 195 feet, more or less, on the northerly line, and 190 feet on the southerly line to a dead line, measuring 52.9 feet thereon.

Being the same real property conveyed to Dave B. Sanford and wife, Vera M. Sanford by deed from E. O. Sanders and wife, Maggie M. Sanders, recorded in Book _____, Page _____, Register's Office for Davidson County, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5869.50. Affiant L O Hardaway

Subscribed and sworn to before me this 27th day of Sept 1971,

Deputy Register O. Head

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5869.50

Subscribed and sworn to before me, this the 25 day of September 19 71

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 805 (House Number) Mathews Drive (Street) Nashville, Tenn. 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 L. O. Hardaway and wife, Lucille Clark Hardaway,

(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,* except as stated hereinabove

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* L. O. Hardaway and wife, Lucille Clark Hardaway, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th. *day of* September, 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.*

x Dave B Sanford

x Vera M. Sanford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dave B. Sanford and Vera M. Sanford *a Notary Public in and for said County and State,* Dave B. Sanford and wife, Vera M. Sanford

the within named bargainor....., 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* September *, 19* 71.

B. C. Tate *Notary Public*

Commission expires 11-24-74

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

Dave B. Sanford, et ux

TO

L. O. Hardaway, et ux

Deed prepared by:
L. O. Hardaway
120 South 11th. St.
Nashville, Tenn. 37206

B 3 2 2 2 0

IDENTIF. REFERENCE

SEP 28 1 16 PM '71

FELIX E. 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

SEP 28 71	CONV	*5,869.50				
SEP 28 71	S'TAX		A*	15.34		
SEP 28 71	PR'FEE		A*	.50		
SEP 28 71	W'DEED		A*	4.00	*	19.84