BOOK 4518 PAGE 287

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry S. Sanders (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 33-16
1010 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	PAR 22
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	5

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- Dollars,

Cash paid by Larry S. Sanders and wife, Frances M. Sanders, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Royce Earl Pendley and wife, Bettie Sue Pendley,

have this day bargained and sold, and do hereby transfer and convey unto the said

Larry S. Sanders and wife, Frances M. Sanders,

their (~~heirs~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 63 on the Plan of Primrose Acres, of record in book 2663, page 106, Register's Office for Davidson County.

Said Lot No. 63 fronts 90 feet on the southeasterly side of Graycroft Avenue and extends back 220.1 feet on the northeasterly line and 218.2 feet on the southwesterly line to a dead line measuring 91 feet thereon.

Being part of the same property conveyed to Royce Earl Pendley and wife, Bettie Sue Pendley, by deed from Gaines and Gregory Construction Company, Inc., of record in book 2928, page 587, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,001.11

Subscribed and sworn to before me, this the 19th day of October 19 71

Larry S. Sanders
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) 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

Larry S. Sanders and wife, Frances M. Sanders, their

(~~heirs~~ 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 Larry S. Sanders and wife, Frances M. Sanders, their (~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 19th day of October, 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 Royce Earl Pendley
Royce Earl Pendley

X Bettie Sue Pendley
Bettie Sue Pendley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Royce Earl Pendley and wife, Bettie Sue Pendley, *the within named 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* 19th *day of* October, *19* 71

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

OCT27	CONV	17,001.11			
OCT27	STAX		A*	44.20	
OCT27	PRFEE		A*	.50	
OCT27	WDEED		A*	4.00	* 48.70

WARRANTY DEED

FROM Royce Earl Pendley, et ux

TO Larry S. Sanders, et ux

B 35658

IDENTIF. REFERENCE

OCT 27 1 29 PM '71

FELIX Z. 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

Dobson & Johnson, Inc.