BOOK 4558 PAGE 339

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
Paul B. LaDeau (NAME)	Dobson & Johnson, Inc. (NAME)	96-2
2815 Blue Brick Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	PAR. 52
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

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

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

Cash paid by Paul B. LaDeau and wife, Judith E. LaDeau, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Robert L. Sanders and wife, Sadie S. Sanders,

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

Paul B. LaDeau and wife, Judith E. LaDeau,

their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 40 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said County.

Said Lot No. 40 fronts 159 feet on the northwesterly side of Blue Brick Drive and runs back between lines, 190.5 feet on the easterly line and 248 feet on the westerly line, to a point.

Being the same property conveyed to Robert L. Sanders and wife, Sadie S. Sanders by deed from Edward Stephen Groom and wife, as of record in Book 4502, page 173, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 30th day of November 1971

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

Paul B. LaDeau and wife, Judith E. LaDeau, their

~~XXXXXX~~, *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* Paul B. LaDeau and wife, Judith E. LaDeau, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Robert L Sanders
Robert L. Sanders

X Sadie S Sanders
Sadie S. Sanders

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Sadie S. Sanders,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 30th *day of* November, *19* 71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David C. Kipp, *a Notary Public in and for said County and State, the within named* Robert L. Sanders

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 30th *day of* November, *19* 71

David C. Kipp *Notary Public.*

Commission expires Oct. 30, 1973

DEC-3[illegible] CONV 16,500.00
DEC-3[illegible] S TAX A* 42.90
DEC-3[illegible] PRFEE A* .50
DEC-3[illegible] MORTGD A* 4.00 * 47.40

WARRANTY DEED

FROM
Robert L. Sanders, et ux

TO
Paul B. LaDeau, et ux

B 40097

IDENTIF. REFERENCE

DEC 3 4 06 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 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.