File..HOME FEDERAL S & L ASSOC. L-30,822-1

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

SAM B. SNADERS and wife,

JEAN S. SANDERS

TO

JOHN H. ADKINS and wife,

PRICILLA ADKINS

For draftsman's use

This instrument prepared by

GULLETT, [illegible] MERRITT

L & C Tower, Nashville, Tenn.

BOOK 4579 PAGE 284

$ 0.00 (Cash)
$65.50

B 4 9 7 8 6

T

IDENTIF. REFERENCE

FEB 25 3 05 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. ADKINS and wife, (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	Map 3
Tinnon Road (STREET ADDRESS OR ROUTE NUMBER)	L & C TOWER (STREET ADDRESS)	Par 16
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	mp

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 25,000.00 John H. Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 72

Notary Public

MY COMMISSION EXPIRES: October 24, 1973

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) **DOLLARS**

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

SAM B. SANDERS and wife, JEAN S. SANDERS,

FEB25 72	CONV	25,000.00			
FEB25 72	S'TAX		A*	65.00	
FEB25 72	PR'FEE		A*	.50	
FEB25 72	W'DEED		A*	6.00	* 71.50

have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. ADKINS and wife, PRISCILLA ADKINS their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 3, 1960, described as follows:

TRACT NO. 1: Beginning at a point in the center line of Tinnin Road at the center line of a private road owned by Edwards, being the southwest corner of a tract of 8.26 acres conveyed to Charles L. Myatt

Form No. WD3a

and wife, by deed of record in Book 3030, page 393, Register's Office for said County; thence with the center line of Tinnin Road, southerly around a slight curve, 230.65 feet to an iron spike and continuing with said Road, South 7 deg. 30 min. East 103.3 feet to an iron spike and continuing with said Road around a slight curve, 54 feet to a point, the northwest corner of a tract that was conveyed to James P. Smith and wife, by deed from John W. Dotson and wife, as of record in Book 3072, page 628, said Register's Office; thence North 73 deg. 40 min. East 272.5 feet, more or less, to Smith's northeast corner in the center line of Mansker Creek; thence with the center line of said creek, North 4 deg. West 74 feet to a point; North 8 deg. 30 min. East 180 feet to a point; North 13 deg. West 94 feet to Myatt's southeast corner in the center line of said Private road; thence along the center of said Road along Myatt's south line, South 82 deg. 30 min. West 348 feet to the point of beginning.

Being the same property conveyed to Sam B. Sanders and wife, Jean S. Sanders, by deed from John W. Dotson and wife, of record in Book 3247, page 385, said Register's Office.

TRACT NO. 2: Beginning at a point in the center line of Tinnin Road at a point 387.95 feet from the southeast corner of tract of 8.26 acres that was conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, page 393, Register's Office for said County; thence with the center line of Tinnin Road, southeasterly around a slight curve 100 feet to a point; thence leaving said Road, North 73 deg. 40 min; East 272.5 feet to a point in center of Mansker Creek; thence following the meanders of said Creek, North 35 deg. 45 min. North 44 feet and North 4 deg. West 56 feet, more or less to the northeast corner of tract herein conveyed; thence south 73 deg. 40 min. West 272.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Sam B. Sanders and wife, Jean S. Sanders, by deed from James F. Smith and wife, of record in Book 3247, page 387, said Register's Office.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN H. ADKINS and wife, PRISCILLA ADKINS heirs and assigns, forever.

And we do covenant with the said JOHN H. ADKINS and wife, PRISCILLA ADKINS 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.

And we, SAM B. SANDERS and wife, JEAN S. SANDERS, 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 JOHN H. ADKINS and wife, PRISCILLA ADKINS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 23rd day of February, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sam B. Sanders
Sam B. Sanders

Jean S. Sanders
Jean S. Sanders

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM B. SANDERS and wife, JEAN S. SANDERS

the 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 23rd day of February, 1972

Shirley L Johnson, Notary Public

Commission Expires October 24, 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.....