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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$27,500.00 Bobby Gene Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 1972

W.K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Gene Sanders (NAME)	Mortgage Associates, Inc. (NAME)	3D-09995
225 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-12
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	101

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. L. Charlton et ux Josephine G. Charlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Gene Sanders et ux Betty Rhea Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 19 on the plan of Lakeland, as of record in Book 2133, Page 15, Register's Office, Davidson County, Tennessee.

BEGINNING on the southeasterly margin of Emery Drive, at the corner of lots nos. 19 and 20; thence with said Drive, northeastwardly 241.7 feet to the corner of lots nos. 18 and 19; thence with the line between said two lots, southeastwardly 173.6 feet; thence south 48° 28' west 192.3 feet to a monument; thence south 3° 25' west 42.6 feet to the corner of lots nos. 19 and 20; thence with the line between said two lots, northwestwardly 171.8 feet to the beginning.

BEING the same property conveyed to W. L. Charlton et ux Josephine G. Charlton by deed from C. J. Sain et ux Celestine F. Sain of record in Book 2295, Page 513, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 2138, Page 65, aforesaid Register's Office.

This is (unimproved / improved) property, known as 225 Emery Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of April, 1972

W. L. Charlton

Josephine G. Charlton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named W. L. Charlton et ux Josephine G. Charlton

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 5th day of April, 19 72

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

W. K. Georgas, Jr.

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

W. L. CHARLTON ET UX

JOSEPHINE G. CHARLTON

TO

BOBBY GENE SANDERS ET UX

BETTY RHEA SANDERS

B 5 5 0 6 5

IDENTIF. REFERENCE

APR 10 10 00 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

APR 10 72	CONV	27,500.00			
APR 10 72 S TAX			A*	71.50	
APR 10 72 PR FEE			A*	.50	
APR 10 72	W DEED		A*	4.00	* 76.00