This instrument prepared by:
William F. Burton, Jr. Atty., 1416
Parkway Towers, Nashville, Tenn. 37219

# WARRANTY DEED

BOOK 4606 PAGE 440

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert L. Durham, et ux (NAME) | Fidelity Fed. Sav. & Loan Assn. (NAME) | 71-4-138 |
| 133 Donald Street (STREET ADDRESS OR ROUTE NUMBER) | /Fourth & Union St. (STREET ADDRESS) | |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37201 (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - Dollars,
cash in hand paid, and other good and valuable consideration, including the assumption of the payment of the balance of a note in the approximate amount of $15,561.69, executed by the grantors herein, payable to Fidelity Federal Sav. & Loan Association of Nashville, Tennessee and secured by a deed of trust of record in Book 4515, page 819, RODC, Tenn., the receipt of all of which is acknowledged,

We, Jay Sanders, Jr. and wife, Karen Ann Sanders

have this day bargained and sold, and do hereby transfer and convey unto the said Robert L. Durham and wife, Georgia L. Durham, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16, Section 2, of C. L. Morris' Subdivision, as of record in Book 2133, page 56, described as follows:

Beginning at a point on the northerly margin of Donald Street, at the common corner of Lots Nos. 15 and 16; thence in a northerly direction along the line between said two lots, 196.3 feet to a point; thence in an easterly direction 91.8 feet to a point on the westerly margin of Gerald Avenue; thence in a southerly direction along the westerly margin of Gerald Avenue, 177.9 feet to a point; thence continuing around a curve in a southerly and westerly direction 30.7 feet to a point on the margin of Donald Street; thence in a westerly direction along the northerly margin of Donald Street, 83 feet to the point of beginning.

Being the same property conveyed to Jay Sanders, Jr. and wife, Karen Ann Sanders by deed from Lowell E. Richardson and wife, Karen E. Richardson, as of record in Book 4515, page 817, R.O.D.C., Tenn.

This conveyance is subject to easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 19,800.00
Subscribed and sworn to before me, this the 12 day of June 1972
Robert L. Durham — Affiant
My commission expires: May 12, 1974 (Affix Seal)
William F. Burton — Notary Public

This is unimproved ( ) improved (x) property, known as 133 Donald Street, Nashville, Tenn. (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 Robert L. Durham and wife, Georgia L. Durham, their (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 herein set forth.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert L. Durham & wife, Georgia L. Durham, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 12 day of June, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L. Durham
Georgia L. Durham

Jay Sanders Jr.
Karen Ann Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* William D. Burton Jr *, a Notary Public in and for said County and State,* Jay Sanders, Jr. and wife, Karen Ann Sanders and Robert L. Durham and Georgia L. Durham

*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* 12 *day of* June, *19* 72

William D. Burton Jr *Notary Public*

*Commission expires* May 12, 1972

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* .....

RUSH

| | | | | | |
|---|---|---|---|---|---|
| JUN-12 | CONV | 19,800.00 | | | |
| JUN-12 | S'TAX | | A* | 51.48 | |
| JUN-12 | PB'FEE | | A* | .50 | |
| JUN-12 | W'DEED | | A* | 4.00 | * 55.98 |

**WARRANTY DEED**

FROM

Jay Sanders, Jr., et ux

TO

Robert L. Durham, et ux

B 6 1 6 6 7

IDENTIF. REFERENCE

JUN 1 2 38 PM '72

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