WARRANTY DEED

BOOK 4608 PAGE 3

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth F. Sanford	Dobson and Johnson, Inc.	3D-44434
(NAME) 2233 Maplecrest Drive	(NAME) J. C. Bradford Building	94-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	69 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve thousand three hundred and 00/100 ----------$12,300.00---------- Dollars,

of which $1,916.83 has been paid in cash by Elizabeth F. Sanford, and for the remainder the said Elizabeth F. Sanford has assumed and agrees to pay the unpaid principle balance of $10,383.17 of an original indebtedness of $10,550.00 secured by Deed of Trust of record in Deed Book 4410, page 907, Register's Office for Davidson County, Tennessee.

We, Roger D. Cates and wife, Peggy S. Cates

have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth F. Sanford, Her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Maplecrest Subdivision, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee.
Said Lot No. 42 fronts 70 feet on the southerly side of Maplecrest Drive and runs back between parallel lines 150.8 feet to a dead line on which it measures 70 feet.
Being the same property conveyed to Roger D. Cates and wife, Peggy S. Cates by deed from Edna May Denton, of record in book 4410, page 905, 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 $ 12,300.00

Subscribed and sworn to before me, this the 31st day of May, 1972

My commission expires My Commission Expires May 4, 1975 (Affix Seal)

Affiant Elizabeth F Sanford

Notary Public Raymond H Durrett

This is unimproved ( ) improved (X) property, known as 2233 Maplecrest Drive, Nashville, Tennessee
(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 Elizabeth F. Sanford, her

(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 by Deed of Trust above set out.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Elizabeth F. Sanford

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st day of May, 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.

Roger D. Cates

Peggy S. Cates

This Instrument Was Prepared By

Dewayne W. Pedigo (ME)

Law Firm Pedigo & Saindon

Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, Roger D. Cates and wife, Peggy S. Cates

the within named bargainor....., 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 31st day of May, 1972.

My Commission Expires May 4, 1975

Raymond H Darrow 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.....

JUN-7-72 CONV 12,300.00
JUN-7-72 STAX A* 31.98
JUN-7-72 PRFEE A* .50
JUN-7-72 MDEED A* 4.00 * 36.48

B 62354

IDENTIF. REFERENCE

JUN 7 10 26 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Roger D. Cates, et ux

TO
Elizabeth F. Sanford

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Chicago Title Ins. Co.
215825

RECORDED 6/7/72 3