BOOK 1610 PAGE 90

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,250.00 Robert Franklin Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1972.

W. K. Georgas
Notary Public W. K. Georgas, Jr.

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Franklin Sanders (NAME)	Mortgage Associates, Inc. (NAME)	Map 50-14
3217 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 113
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	12D-30650

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, James A. Reels et ux Thelma J. Reels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Franklin Sanders et ux Ann M. 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. 389 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 389 fronts 71.66 feet on the northerly margin of Spears Road and extends back on the westerly margin 153.7 feet and 150 feet on the easterly margin to a dead line in the rear which measures 93.21 feet thereon.

BEING the same property conveyed to James A. Reels et ux Thelma J. Reels by deed from Patterson Roney as of record in Book 3433, Page 552, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 3249, Page 345 and in Book 3309, Page 615, aforesaid Register's Office.

This is improved (X) unimproved ( ) property, known as 3217 Spears Road, Nashville, Tennessee
(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 hands this 12th day of June, , 19 72.

James A. Reels
James A. Reels

Thelma J. Reels
Thelma J. Reels

STATE OF TENNESSEE
Davidson County

BOOK 4610 PAGE 91

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named James A. Reels et ux Thelma J. Reels

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 12th day of June, 19 72

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
JAMES A. REELS ET UX

ANN M. REELS,

TO
ROBERT FRANKLIN SANDERS ETUX

ANN M. SANDERS.

B 6 3 3 7 7

IDENTIF. REFERENCE

JUN 14 10 54 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 14 72	CONV	21,250.00			
JUN 14 72	STAX		A*	55.12	
JUN 14 72	PBFEE		A*	.50	
JUN 14 72	WDEED		A*	4.00	* 59.62

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