TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Carl Snipes	Same as new owner	BOOK 4612 PAGE 598
(NAME)	(NAME)	
408 Ewing Drive		60-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		73
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS cash in hand paid by CARL SNIPES AND WIFE, FRANCES SNIPES

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ASHTON G. SANDERS AND WIFE, EVELYN J. SANDERS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 3 on the Plan of Laverne Acres Subdivision, of record in Book 2330, page 14, Register's Office for said County.
Said Lot No. 3 fronts 198 feet on the south side of New Ewing Lane and extends back 196.8 feet on the east line and 221.3 feet on the west line to a dead line in the rear on which it measures 199.7 feet.
INCLUDED BUT SPECIFICALLY EXCLUDED from the above described property is the following tract of land:
Being part of Lot No. 3 on the Plan of Laverne Acres of record in Book 2330, page 14, said Register's Office, as follows:
BEGINNING at a point in the southerly margin of Ewing Drive, said point being the common corner of Lots 2 and 3 on said plan, and also being Fred E. Thompson's northwest boundary; thence with said boundary line and the west boundary of said Lot No. 2, South 18° 10' West 196.8 feet to a point in Clarence Litton's north boundary line; thence with said boundary line, westwardly 30 feet, more or less, to a point which is 150 feet southwest of the centerline of proposed I-24; thence North 36° 23' 50" West 170.79 feet to the beginning of a curved line to the right which has a radius of 3,969.72 feet; thence with said curved line northwestwardly 35 feet, more or less, to a point in Carl H. Snipes' east boundary line; thence with said boundary line northwardly 82 feet, more or less, to a point in the south margin of Ewing Drive; thence with said margin eastwardly 198 feet to the point of beginning and containing 30.339 square feet.
Being part of the property conveyed to ASHTON G. SANDERS AND WIFE, EVELYN J. SANDERS by deed from G. & H. Co., Inc., of record in Book 2445, page 385, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 408 Ewing Drive - Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City) (Postal Zone)

BOOK 4612 PAGE 599

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.

Whenever 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 22 day of June 1972

Ashton G. Sanders — Evelyn J. Sanders

PREPARED BY
G. H. BRILEY, JR., ATTORNEY
SUITE 21A PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

JUN 22 1972 A* 4.00 * 4.00

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

Ashton G. Sanders and wife, Evelyn J. Sanders

the bargainors, 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 22 day of June, 1972

Commission expires 1-29-73 Notary Public Elsie W Holt

TENNESSEE TITLE COMPANY

G-2 Warranty Deed

FROM
ASHTON G. SANDERS ET UX

To
CARL SNIPES ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 23rd day of June, 1972

My commission expires

PUT REVENUE STAMPS HERE:

B 6 4 5 2 0

PUT COUNTY COURT CLERK'S STAMP HERE:

IDENTIF. REFERENCE

JUN 22 9 26 AM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
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