(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.) James A. Lesemann

WARRANTY DEED

BOOK 4614 PAGE 8

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Peters et ux	(same)	11D 84230 and
(NAME:) P.O. Box 1197 - Madison College	(NAME:) (same)	11D 87460
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN 27 72 CONV *4,200.00
JUN 27 72 S'TAX A* 10.92
JUN 27 72 PR'FEE A* .50
JUN 27 72 W'DEED A* 8.00 * 19.42

We, JERRY WADE SANDERS AND WIFE, CAROLYN D. SANDERS, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto MITCHELL PETERS AND WIFE, DOROTHY PETERS, herein 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:*

Land in Davidson County, Tennessee, being two tracts of land in said County and State, being Lots Nos. 7 and 12 on the Plan of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estates, not of record, described according to a survey made by Steve Draper, Surveyor, May 11, 1964, as follows:

TRACT NO. 1:
Being Lot No. 7 on the above mentioned survey as follows: Beginning at a point on the northerly margin of Nawakwa Trail at the southeast corner of the property conveyed to Roberta Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585, and page 589, Register's Office for said County; thence with Tharp's east line, north 23° 10' west 150 feet to a point, being the northeast corner of Lot No. 6 on said survey; thence, north 67° east with the common line between Lots Nos. 7 and 12 on said survey, 150 feet to a point, being the northwest corner of Lot No. 8 on said survey; thence, south 23° 10' east with the common line between Lots Nos. 7 and 8 on said survey 150 feet to the northerly margin of Nawakwa Trail; thence with the said margin, south 67° west 150 feet to the point of beginning.

TRACT NO. 2:
Being Lot No. 12 on the above mentioned survey as follows: Beginning at a point in the southerly margin of Tacoma Trail, said point being the northeasterly corner of Lot No. 13 on said survey and of the property conveyed to Roberta Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585 and page 589, Register's Office for said County; thence with the southerly margin of Tacoma Trail, north 67° east 150 feet to a point, said point being the northwesterly corner of Lot No. 11 on said survey; thence with the common line between Lot No. 12 and Lot No. 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4206

Subscribed and sworn to before me, this the 27th day of June 1972

Affiant

My commission expires: (Affix Seal)

Notary Public

on said survey, south 23° 10' east 150 feet to a point, said point being the southwest corner of Lot No. 11 on said survey; thence with the common line between Lots Nos. 7 and 12 on said survey, south 67° west 150 feet to a point in the easterly boundary of the said Tharp property; thence with said Tharp property and the common line between Lots Nos. 12 and 13 on said survey, north 23° 10' west 150 feet to the point of beginning.

Being the same property conveyed to Jerry Wade Sanders and wife, Carolyn D. Sanders, by deed from Ennis Richeson, Jr. and wife, Grace Richeson, of record in Book 4494, page 802, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as ___ Nawakwa Trail,/ Madison, Tennessee. and Tacoma Trail,

unimproved (X)
This is improved ( ) property, known as Tacoma Trail, Nawakwa Trail, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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.*

And we, the said grantors, *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.*

Witness our *hand* s *this* 27th *day of* June, *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.*

Jerry Wade Sanders
(Jerry Wade Sanders)

Carolyn D. Sanders
(Carolyn D. Sanders)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Jerry Wade Sanders and wife, Carolyn D. Sanders,

*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 Madison, *Tennessee, this* 27th *day of* June, *19*72.

Lila Bunch, *Notary Public.*

Commission Expires 11-6-74.

STATE OF
COUNTY OF

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

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *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.....

WARRANTY DEED

FROM

JERRY WADE SANDERS ET UX

TO

MITCHELL PETERS ET UX

B65180.

IDENTIF. REFERENCE

JUN 27 3 46 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS