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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 19 72.

Notary Public

MY COMMISSION EXPIRES: October 24, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACKSON DALE SANDERS et ux,	HOME FEDERAL SAVINGS & LOAN ASSN	
ELIZABETH (NAME) R. SANDERS	(NAME)	
3426 Woodmont Blvd	L & C TOWER	117-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	NASHVILLE, TENN 37219	103
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Fwd

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, ROBERT T. PHILLIPS and wife, SARAH PHILLIPS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKSON DALE SANDERS and wife, ELIZABETH R. 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:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 30 and the westerly 50 feet of Lot No. 31 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 1450 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 110 feet; thence northwardly and parallel with the line between said Lots Nos. 30 and 31, 371 feet, more or less, to the southerly line of Lot No. 28; thence eastwardly with the southerly line of Lots Nos. 28 and 27, 110 feet; thence southwardly 370.8 feet, more or less, to the beginning.

Being the same property conveyed to Robert T. Phillips and wife, Sarah Phillips, by deed from Ira H. Eskridge, Jr., and wife, Nancy I. Eskridge, of record in Book 4591, page 981, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 3426 (House Number) WOODMONT BLVD (Street) NASHVILLE, TENNESSEE 37215 (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 hand s this 15th day of December, 19 72

Robert T. Phillips

Sarah Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named ROBERT T. PHILLIPS and wife, SARAH PHILLIPS

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 15th day of December 19 72.

Commission expires October 24, 1973

Shirley L. Johnson
Notary Public

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

L-40,466-8

WARRANTY DEED

FROM
ROBERT T. PHILLIPS, et ux,
SARAH PHILLIPS

TO
JACKSON DALE SANDERS et ux,
ELIZABETH R. SANDERS

File..Home Federal

B 8 9 0 4 3

IDENTIF. REFERENCE

DEC 27 1 46 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC27'72	CONV	64,000.00			
DEC27'72	S'TAX		A*	166.40	
DEC27'72	PR'FEE		A*	.50	
DEC27'72	W'DEED		A*	4.00	* 170.90