THIS INSTRUMENT PREPARED BY: WALTER C. KURTZ, Attorney, Legal Services of Nashville, Inc., 607 Sudekum Bldg., Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4682 PAGE 691	MAP PARCEL NUMBERS
JULIA TUCKER SANDERS (NAME)	SAME (NAME)	119-9
3346 Mimosa Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27 Bud
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- Dollars,

cash in hand paid to me by Julia Tucker Sanders, the receipt of which is hereby acknowledged,

I, Ann Kelley,

have this day bargained and sold, and do hereby transfer and convey unto the said Julia Tucker Sanders her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 16 on the Plan of the Rose V. Tanksley Subdivision, as of record in Book No. 547, Page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 100 feet on the Northerly Margin of Collier Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to John Nixon Kelley and Ann Kelley by deed of Rose V. Tanksley, as of record in Book 1227, Page 237, at said Register's Office.

This being the same Lot as was conveyed to Ann Kelley from John Nixon Kelley recorded in Book 59, Page 289 in the Register's Office of Davidson County, Tennessee. This lot presently known as 306 Collier Avenue, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,300.00

Subscribed and sworn to before me, this the 21 day of February 19 73

Affiant Ann Kelley

My commission expires Aug 11, 1975 (Affix Seal)

Notary Public Walter C Kurtz

This is unimproved (X) improved property, known as 306 Collier Avenue, 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 Julia Tucker Sanders, her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Julia Tucker Sanders, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of February, 1973

Ann Kelley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Walter C. Kurtz, a Notary Public in and for said County and State, Ann Kelley

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 21 day of February, 19 73

Walter C. Kurtz
Notary Public

Commission expires Aug 11, 1975

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.....

FEB22'73 CONV *2,300.00
FEB22'73 S'TAX A* 5.98
FEB22'73 PR'FEE A* .50
FEB22'73 W'DEED A* 4.00 * 10.48

WARRANTY DEED

FROM
ANN KELLEY
TO
JULIA TUCKER SANDERS

B 9 5 5 7 2

IDENTIF. REFERENCE

FEB 22 9 53 AM '73

DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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