BOOK 4693 PAGE 567 Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$21,850.00 James Lee Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 73

Notary Public W.N. Georgas, Jr.

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

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lee Sanford (NAME)	Mortgage Associates, Inc. (NAME)	4D-33650
7002 Bonnalake Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	74-8
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	225

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, John R. Todd et ux Christine Todd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lee Sanford et ux Vicki Diane Sanford

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. 1018 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County.

Said Lot No. 1018 fronts 77 feet on the easterly margin of Bonnalake Drive and runs back 163.29 feet on the northerly line and 192.12 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 69.6 feet thereon.

BEING the same property conveyed to John R. Todd et ux Christine Todd be deed from Larry G. Harper et ux Charlotte W. Harper as of record in Book _____, Page_____, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 3765, Page 134, aforesaid Register's Office.

This is unimproved (X) improved ( ) property, known as 7002 Bonnalake Drive Hermitage, Tennessee 37076
(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 hand s this 28th day of March, 19 73

John R. Todd

Christine Todd

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W.K. Georgas, Jr., a Notary Public in and for said County and State, the within named John R. Todd et ux Christine Todd

the bargainor, 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 28th day of March 19 73

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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the within named bargainor, and that (he) 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 _____

MAR30 CONV 21,850.00
MAR30 STAX A* 56.68
MAR30 RFEE A* .50
MAR30 WDEED A* 4.00 * 61.18

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN R. TODD ET UX

TO

CHRISTINE TODD

TO

JAMES LEE SANFORD ET UX

VICKI DIANE SANFORD

C 0 0 3 5 2

IDENTIF. REFERENCE

MAR 30 10 36 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Suite 308
300 Plus Park Blvd.
Nashville, Tennessee 37217