BOOK 4706 PAGE 487

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H.Wade Sanders, James J. Sanders, Jr. & W. David Sanders	H. Wade Sanders (NAME)	Map 93-6-4 Par. 35
124 4th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	124 4th Ave. South (STREET ADDRESS)	
Nashville, Tenn. 37201 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Dollar---------- ($1.00) *DOLLARS* and other good and valuable consideration, receipt of which is hereby acknowledged, I, H. WADE SANDERS, EXECUTOR AND TRUSTEE UNDER THE WILL OF JIMMIE J. SANDERS, SR. have ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* H. WADE SANDERS, JAMES J. SANDERS, JR. and W. DAVID SANDERS ~~his~~ *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a one-third (1/3) undivided interest in Part of Lot No. 22 in the First Plan of the Davidson Academy Lots (not of record) and described as follows:
Beginning on the easterly margin of Fourth Avenue South, formerly Cherry Street, as widened 22 feet on the east side, as it stood before it was widened at a point 288 feet south of the southerly margin of Broad Street; thence eastwardly parallel with Broad Street, 147 feet 3 inches, more or less, to the northwest corner of a lot conveyed by J. T. Hoover et al to Harry A. Luck, December 14, 1903, by deed recorded in Book 290, page 178, Register's Office for said County; thence with the westerly line of said Luck lot and parallel with Fourth Avenue South, southwardly 65 feet 9 inches, more or less, to a corner of a lot conveyed to Davidson County by deed from Mrs. Ella Bailey and husband, William Bailey of record in book 370, page 284, of said Register's Office; thence westerly along the northerly line of said lot and parallel with Broad Street, 147 feet 3 inches, more or less, to the easterly margin of Fourth Avenue South, as widened as aforesaid; thence northerly along said easterly margin 65 feet 9 inches, more or less, to the beginning point.
Being the same property conveyed to E. O. Sanders and wife, Maggie M. Sanders, O. T. Sanders and wife, Fannie M. Sanders, and J. J. Sanders and wife, Emma K. Sanders, by deed of Oliver J. Timothy and wife Paula A. Timothy of record in Book 1109, page 619, Register's Office for Davidson County, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,667.00

Subscribed and sworn to before me, this the 11th day of March, 1973

H. Wade Sanders Exec Trustee
Affiant

My commission expires: 3/3/74 (Affix Seal)

Kenneth L. Carr
Notary Public

This conveyance is made pursuant to the Will of Jimmie J. Sanders, Sr., deceased August 22, 1971, which Will is of record in Will Book 101, page 354, in the Office of the Clerk of the Probate Court of Davidson County, Tennessee. Said Will requires the Executor, H. Wade Sanders, to divide the residuary estate into as many equal shares as shall be required to apportion one (1) equal share to each child of the testator living at his death (his wife Emma K. Sanders having predeceased him on the 7th day of March, 1970), said Executor to apportion the assets of the estate in his discretion to said equal shares.

The testator was survived by all his children, namely, H. Wade Sanders, James J. Sanders, Jr., Thomas K. Sanders and W. David Sanders. The property hereby conveyed is apportioned equally to the shares of H. Wade Sanders, James J. Sanders, Jr. and W. David Sanders, other offsetting assets being apportioned to Thomas K. Sanders.

~~Unimproved~~ ( )
This is improved (X) property, known as 124 5th Avenue South, Nashville, Tenn. 37201
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold said 1/3 interest in said ~~the said~~ *tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* H. WADE SANDERS, JAMES J. SANDERS, JR. and W. DAVID SANDERS ---------- their ------ *heirs and assigns, forever.*

And I *do covenant with the said* H. WADE SANDERS, JAMES J. SANDERS, JR. and W. DAVID SANDERS *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. WADE SANDERS, JAMES J. SANDERS, JR. & W. DAVID SANDERS Their *heirs and assigns against the lawful claims of all persons whomsoever.*, but Grantor covenants & warrants as Executor and Trustee as aforesaid and not further or otherwise.

Witness my *hand this* 11th *day of* May, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Wade Sanders
H. WADE SANDERS, EXECUTOR AND TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henrietta Ward, a Notary Public in and for said County and State, the within named H. Wade Sanders, Executor and Trustee under the Will of Jimmie J. Sanders, Deceased

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 1973

Henrietta Ward, Notary Public.

Commission Expires 2/3/74.

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

H. Wade Sanders as Executor and Trustee under Will of Jimmie J. Sanders, deceased

TO

H. Wade Sanders- James J. Sanders, Jr., and W. David Sanders

This instrument was prepared
by
Fitzgerald Parker, Attorney
14th fl. American Trust
Building
Nashville, Tennessee 37201

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

C O 6 1 '9 2'

BOOK 4706 PAGE 490

IDENTIF. REFERENCE

MAY 11 1 22 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 11 73 CONV 16667.00
MAY 11 73 STAX A* 43.42
MAY 11 73 PRFEE A* 50
MAY 11 73 WDEED A* 8.00 * 51.92