WARRANTY DEED

BOOK 4706 PAGE 491

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	Map 93G-4
124 4th Ave. South	124 4th Ave. South	Pcl. 34
Nashville, Tenn. 37201	Nashville, Tenn. 37201	

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 JIMMY J. SANDERS, SR.,

have 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 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. 12 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning at a point on the westerly margin of Third Avenue South, formerly College Street, the northwest corner of Third Avenue South and McGavock Street extended; thence with the westerly margin of said Avenue northwardly 30 feet, more or less, to a point 324 feet southerly from the southerly margin of Broad Street; thence westwardly and parallel with the northerly margin of McGavock Street 161 feet, more or less, to a point in the western boundary line of said Lot No. 12; thence with said western boundary line southwardly 30 feet to a point on the northerly margin of said McGavock Street; thence with the northerly margin of said eastwardly 181 feet, more or less, to the beginning.

Being the same property conveyed in equal 1/3 interests to E. O. Sanders, et ux, O. T. Sanders, and J. J. Sanders et ux by deed of Sanders Brothers, a corporation, of record in Book 1678, page 325, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,839.00

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

Affiant

My commission expires: 2/3/78

(Affix Seal)

Notary Public

This conveyance is made pursuant to the Will of Jimmy 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 pre-deceased 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 ~~X~~ improved (X) property, known as 131 Third Avenue South, Nashville, Tennessee 37201
(House Number) (Street) P. O. Address: (City or Town)

said 1/3 interest in said

To Have and to Hold 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 ~~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. SANDER JR. & W. DAVID SANDERS their *heirs and assigns against the lawful claims of all persons whomsoever.* but Grantor covenants & warrants as Executor &Trustee as aforesaid and not further or otherwise.

Witness my *hand this* 11th *day of* December, *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 UNDER WILL OF JIMMY J. SANDERS, SR.

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 Jimmy J. Sanders, Sr.

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 7/3/74.

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, Executor and Trustee under Will of Jimmy J. Sanders, Sr.

TO

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

This instrument was prepared by
Fitzgerald Parker
Attorney
14th fl. American Tr. Bldg.
Nashville, Tenn
37201

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

C 0 6 1 9 3

IDENTIF. REFERENCE

MAY 11 1 22 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY11'73 CONV
MAY11'73STAX *2,839.00
MAY11'73RGFEE A* 7.28
A* .50
WDEED A* 8.00 * 15.78

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