FORM NO. WD-1

BOOK 4721 PAGE 447

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,350.00

Thomas H Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1973.

Linda G. Bell
Notary Public

MY COMMISSION EXPIRES: February 5, 1977

(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
THOMAS H. SANDERS et ux, DEBORAH SANDERS	Home Federal Savings & Loan (NAME)	
524 Cottonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	96-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	18 Bw

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, ROYAL ENTERPRISES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS H. SANDERS and wife, DEBORAH 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 Lot No. 206 and the westerly part of Lot No. 207 on the Plan of Cloverhill Subdivision, Section 4, as of record in Book 2133, page 62, Register's Office for said County.

Said Lot No. 206 fronts 96.20 feet on the northerly margin of Cottonwood Drive and runs back between lines 141.8 feet on the easterly line and 121.3 feet on the westerly line to a dead line, measuring 85.7 feet thereon.

Said part of Lot No. 207 fronts 113 feet along a curving line on the northerly margin of Cottonwood Drive and runs back between lines 141.8 feet along the westerly line and 160 feet, more or less, along the northeasterly line to a point in the rear.

Being the same property conveyed to Royal Enterprises by deed from Gary W. Baskette and wife, Gayle L. Baskette, of record in Book 4709, page 402, said Register's Office.

unimproved
This is improved {X} property, known as 524 Cottonwood Drive Nashville 37214
(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 seised 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 June, 19 73

ROYAL ENTERPRISES

By Jerry Pace
Jerry Pace, Partner

Ralph Stevens, Partner
Ralph Stevens, Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JERRY PACE and RALPH STEVENS, Partners

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 15th day of June 19 73

Commission expires February 5, 1977 Linda J Berry
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, 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 _____

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

My commission expires _____ _____
Notary Public

L-6475-7
FILE IN FILE ROOM

WARRANTY DEED

FROM
ROYAL ENTERPRISES

TO
THOMAS H. SANDERS et ux,
DEBORAH SANDERS

C 12377

IDENTIF. REFERENCE

JUN 22 2 46 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUN22	CONV	16,850.00			
JUN22	STAX		A*	43.68	
JUN22	PRTFEE		A*	.50	
JUN22	WDEED		A*	4.00	* 48.18

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.