BOOK 4724 PAGE 696

FORM NO. WD-1

Prepared by:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

X Patrick B Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 1973

Nelson Caldwell
Notary Public

MY COMMISSION EXPIRES: August 8, 1975
(AFFIX SEAL)

MAIL RECORDED INSTRUMENT To: JOHN G. DOAK, Atty. 2525 Lebanon Road Nashville, Tenn. 37214

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick B. Sanders (NAME)	Nationwide Life Ins. Co. (NAME)	
636 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	246 North High Street (STREET ADDRESS)	75-E
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	69 pw

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 W. Fitzgerald and wife, Joanne L. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick B. Sanders and wife, Rachel R. 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. 222 on the Plan of Tulip Grove Subdivision, Section IV, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 222 fronts 89 feet on the southerly margin of Topeka Drive and extends back between two lines, 140.34 feet on the westerly line and 140.32 feet on the easterly line to a line in the rear, measuring 89 feet thereon.

BEING the same property conveyed to John W. Fitzgerald and wife, Joanne L. Fitzgerald, by deed from Johnson Homes, Inc., as of record in Book 4391, page 768, Register's Office for said County.

This is { } unimproved / {XX} improved property, known as 636 Topeka Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 29th day of June, 1973

John W. Fitzgerald---------X John W. Fitzgerald

Joanne L. Fitzgerald-------X Joanne L Fitzgerald

RECORDED INSTRUMEN
TO: JOHN G. DOAK, ATT...

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Fitzgerald and wife, Joanne L. Fitzgerald

the bargainor S, 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 29th day of June, 19 73

Commission expires 11 August 1975 Helen L. Sandson
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM John W. Fitzgerald and wife, Joanne L. Fitzgerald

TO Patrick B. Sanders and wife, Rachel R. Sanders

C 13878

IDENTIF. REFERENCE

Jul 3 11 56 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3-	CONV	32,500.00		
JUL-3-	STAX		A* 84.50	
JUL-3-	PUFEE		A* .50	
JUL-3-	RDEED		A* 4.00	* 89.00