THIS INSTRUMENT PREPARED BY:
JAMES V. MONDELLI, ATTORNEY
214 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

BOOK 4728 PAGE 846

M.25
P/699
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RONNIE H. SANDERS and wife, CAROL S. SANDERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY W. SANDERS, and wife, CAROLYN D. 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:

Beginning at the southeast corner of the said original 16.9 acre tract, said point being designated by a nail in the center of Hitt Lane, thence north 12° West 50 feet, north 4° West 100 feet, north 5° east 100 feet, north 18° east 100 feet, north 26° east 100 feet, north 35° east 100 feet to a nail in the center of said Hitt Lane, making a total of 550 feet along the center line of said road to the beginning point and southeast corner of the 3.93 acre parcel herein conveyed, said point being designated by a nail in the center of said Hitt Lane, thence north 45° east 100 feet to a spike in the center of the pavement of said Hitt Lane, the northeast corner of the 16.9 acre tract, thence leaving Hitt Lane south 71° west 275 feet to a concrete marker on the southern edge of Farm Road shared by Jackson and Sanders, thence south 52° 55' west 471.9 feet along southern edge of said Farm Road to a concrete marker, thence south 43° 57' west 387 feet to an iron pin in top of stump, thence south 64° 57' west 813 feet along fence to iron pin by fence post, thence south 73° west 573 feet along fence to a concrete marker, thence south 33° east 316.1 feet leaving the Jackson line to a concrete marker, thence north 76° east 99.5 feet to an iron pin, thence north 3° 30' east 280.6 feet to an iron pin, said pin being located exactly 50 feet from the northern boundary of said 3.93 acre tract, thence from said pin north 72° east 291.3 feet to an iron pin, thence north 64° 57' east 820.5 feet to an iron pin, thence north 43° 57' east 401 feet to an iron pin, thence north 52° 55' east 472 feet to an iron pin, thence south 71° east 162 feet to the beginning point, and southeast corner of the 3.93 acres, more or less, herein conveyed. Said 3.93 acres, more or less, is described above according to survey of Wayne S. Cooper, Sr., Surveyor, dated May 5, 1973, not of record.

Being part of the same property conveyed to Ronnie H. Sanders and wife, Carol Sanders, from Clara Lee Heist, a widow, of record in Book 4534, Page 314, said Register's Office of Davidson County.

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $ [illegible]

Affiant [illegible] Sworn to and subscribed before me this the 17 day of [illegible] 1975.

[illegible]
Notary Public

My Commission Expires 11/12/75

Grantors and Grantees further agree and understand the following covenant to-wit: That as to said pond and spring adjoining Ronnie Sanders' and wife, Carol Sanders' property, and the land described herein, both Grantors and Grantees covenant and bind themselves that so long as the said Ronnie H. Sanders and wife, Carol S. Sanders, their heirs and assigns, own the land adjoining this herein described property, that said pond and spring will be allowed to run, flow and move unrestricted in its natural course, and that said Ronnie Sanders and wife, Carol Sanders, their heirs and assigns shall have continuing right in the use of the pond. It is further agreed and understood between said grantors and grantees that said Ronnie H. Sanders and wife, Carol Sanders their heirs and assigns are hereby granted a permanent easement in the herein described property reserved for access to the said Ronnie Sanders and wife, Carol Sanders' property. Said easement to be granted as to that portion of the property herein described that said Jerry Sanders and wife, Carolyn D. Sanders use as an access road to their property. Said easement to be permanent so long as Ronnie Sanders and wife, Carol Sanders own the adjoining property their heirs and assigns.

This property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong 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 encumbered, 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 whomever. 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 HANDS this 17th day of July, 1973.

Ronnie H. Sanders
RONNIE H. SANDERS

Carol S. Sanders
CAROL S. SANDERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn C. Lashley a Notary Publice, in and for said County and State, the within named Ronnie H. Sanders and wife, Carol S. Sanders, the bargainors, 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 17th day of July, 1973.

Carolyn C. Lashley
NOTARY PUBLIC

CAROLYN C. LASHLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11/12/75.

Send tax bills to:

Mr. Jerry Sanders
555 Dupont Avenue B-38
Nashville, Tennessee

IDENTIF. REFERENCE

JUL 18 9 21 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C 15703

JUL 18	CONV	*1,400.00			
JUL 18	S'TAX		A*	3.64	
JUL 18	PR'FEE		A*	.50	
JUL 18	W'DEED		A*	6.00	* 10.14