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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Milton Allen Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 73.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Allen Sanders (NAME)	Hamilton Mortgage Corporation (NAME)	Map 75-7
4441 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N. E. (STREET ADDRESS)	Par 89
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	4D-24745

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, FRANCIS M. VAN HOOK, JR. and wife, NANCY B. VAN HOOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILTON ALLEN SANDERS and wife, NANCY JOYCE 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. 195 on the Plan of Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 195 fronts 81.50 feet on the easterly margin of Baton Rouge Drive and extends back 112.62 feet on the northerly line and 151.57 feet on the southerly line to a broken line in the rear, measuring 94.03 feet thereon.

BEING the same property conveyed to Francis M. VanHook, Jr., and wife Nancy B. VanHook by deed from Johnson Homes, Inc. of record in Book 4321, page 267, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4441 Baton Rouge Drive, Hermitage, Tennessee
(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 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 hands this 14th day of August, 19 73.

Francis M. Van Hook, Jr.

Nancy B. Van Hook

BE/

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis M. Van Hook, Jr. and wife, Nancy B. Van Hook

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 14th day of August 1973.

Commission expires 11-30-76

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

FRANCIS M. VAN HOOK, JR., ET UX

TO

MELTON ALLEN SANDERS, ET UX

C 19720

IDENTIF. REFERENCE

AUG 15 2 58 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 15	CONV	28,500.00			
AUG 15	S TAX		A*	74.10	
AUG 15	PR FEE		A*	.50	
AUG 15	W DEED		A*	4.00	* 78.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201