BOOK 4771 PAGE 180 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Virgil L. Brannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1973

Notary Public

MY COMMISSION EXPIRES: 4-28-75
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil L. Brannon (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	
199 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight ARnold Road (STREET ADDRESS)	75-5-29
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, Thomas Eugene Sanders and wife, Ada Lavergne Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil L. Brannon and wife, Shirley D. Brannon

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. 595 on the Plan of Hermitage Hills, Section 6, as of record in Book 3300 Page 10 Register's Office for said County.

BEGINNING at a point in the east margin of Bonnafield Drive at the common corner of Lots 595 and 596; thence with the line between said two lots 152.25 feet in an easterly direction to a point; thence in a southerly direction 74.65 feet to a point; thence in an easterly direction 36.7 feet to a point; thence in a southerly direction 6.15 feet to a point being the common rear corner of Lots 594 and 595; thence with the line between said two lots 186.36 feet in a westerly direction to a point in the east margin of Bonnafield Drive; thence along said margin 80.0 feet in a northerly direction to the point of beginning.

Being the same property conveyed to Thomas Eugene Sanders and wife, Ada Lavergne Sanders by Warranty Deed from Luther W. Brooks and wife, Joy Earlene Brooks as of record in Book 3535 Page 501 Register's Office Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 3253 Page 261 REgister's Office Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 199 Bonnafield Drive, Hermitage, Tennessee 37076
(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 hand S this 6th day of December, 1973

Thomas Eugene Sanders
Thomas Eugene Sanders

Ada Lavergne Sanders
Ada Lavergne Sanders

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 Thomas Eugene Sanders and wife, Ada Lavergne Sanders

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 6th day of December, 1973.

Commission expires 4-28-75

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

TO

C 34759

IDENTIF. REFERENCE

DEC 11 10 43 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 11	CONV	23,000.00			
DEC 11	STAX		A*	59.80	
DEC 11	PRFEE		A*	.50	
DEC 11	WDEED		A*	4.00	* 64.30