This Form furnished by Attorneys Title Company, Inc.

BOOK 4784 PAGE 95

Form No. WD-2

FROM

CLARA LEE HEIST, a widow

TO

IRENE SANDERS, a widow

For draftsman's use

THIS INSTRUMENT PREPARED BY:
J. C. Dale, Jr., Esq.
Attorney at Law
711 Nashville City Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irene Sanders (NAME)	Same (NAME)	33-12
450 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO06612
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 29 2 36 PM '74

FELIX Z. NELSON II REGISTER DAVIDSON COUNTY, TENN.

C 4 0 1 4 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,000.00 Clara Lee Heist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1974.

Judy F. B. Bates
Notary Public

MY COMMISSION EXPIRES: 1-19-1977

(AFFIX SEAL)

For and in Consideration of the sum of Twenty Thousand and No/100 ($20,000.00) DOLLARS cash in hand to me paid, by Irene Sanders, a widow, I the undersigned Clara Lee Heist, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Irene Sanders, a widow, and to her heirs at law ~~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. 82 on the Plan of Gateway Subdivision, Section 1, as of record in Book 3300, Page 40, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Janette Avenue, at the corner of Lots 82 and 83; thence with the line between said lots, northerly 100 feet to a point; at the corner of Lot No. 98; thence with the line between Lots 82 and 98, westerly 103.3 feet to a point in the easterly margin of Melissa Drive; thence with the margin of same, southerly 101.3 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the northerly margin of Janette Drive; thence with the margin of the same easterly 86.5 feet to the point of beginning.

Being the same property conveyed to Mrs. Clara Lee Heist, by deed from Ronnie H. Sanders and wife, Carol S. Sanders, as of record in Book 4534, Page 311, Register's Office for said County.

This conveyance is subject to a 10 foot public utilities easement, 30 foot building setback line from Janette Avenue, 40 feet setback line from Melissa Drive, and conditions of owner's certificate, as shown on plan of record in Book 3300, Page 40, Register's Office for Davidson County, Tennessee.

The balance owing on the note secured by deed of trust of record in Book 3561, Page 243, said Register's Office will be paid by the seller from the proceeds of sale, and release of the lien thereof will be obtained from the holder of said indebtedness and be recorded by the seller as a part of this transaction.

BOOK 4784 PAGE 98

WD-2

This is { unimproved / improved } property, known as 450 Janette Avenue, Goodlettsville, Tenn. 37072.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Irene Sanders, a widow, her heirs at law ~~heirs~~ and assigns, forever.

And I do covenant with the said Irene Sanders that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the deed of trust mentioned above which is to be discharged as above provided, and 1974 Metropolitan taxes which will be paid by the purchaser.

And I, Clara Lee Heist do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Irene Sanders and her heirs at law ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of January, 1974

Clara Lee Heist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M Butler, a Notary Public in and for said County and State, the within named Clara Lee Heist, a widow

the bargainor..., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. ....

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1974

JUDY M. BUTLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Judy M. Butler, Notary Public.

Commission expires May 7 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JAN29 CONV 20,000.00
JAN29 STAX A* 52.00
JAN29 RTFEE A* .50
JAN29 DEED A* 4.00 a Notary Public of the State and County aforesaid, personally appeared self to be 56.50 with whom I am personally acquainted, and who, upon oath, acknowledged

of the

the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in

this day of, 19....

, Notary Public.

Commission expires