BOOK 4784 PAGE 950

This instrument prepared by
KIRK C. WAITE, Atty.
3250 Dickerson Road
Nashville, Tennessee 37207

mail to

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel B. Sanders, Sr., et als.	Samuel B. Sanders, Sr.	Map 81-6
(NAME) Tinnon Road, Box 363	(NAME) Tinnon Road, Box 363	Parcel 153
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Goodlettsville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- Ten and no/100 ($10.00) --
---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Vera L. Johnston

has
~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Samuel B. Sanders, Sr., Samuel B. Sanders, Jr., and Ronald Eugene Sanders, their ~~DECEASED~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 11 and the North 25 feet of Lot 12 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the west side of Scott Avenue and run back between lines 205 feet six inches, more or less on the north line and 200 feet, more or less, on the south line to the south margin of an alley.

Being the same property conveyed to Carl Johnston and wife, Vera Lillian Johnston, by deed from Leola Milliken, unmarried, of record in Book 2088, page 83, Register's Office for Davidson County, Tennessee, the said Carl Johnston having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,250.00

Subscribed and sworn to before me, this the 30 day of Jan. 1974

Affiant Vera L Johnston

My commission expires: 10-26-77 (Affix Seal)

Notary Public Trish C. Wilcox

WAITE & JOY ATTORNEYS DAVIDSON COUNTY, TENN.

This is ~~unimproved ( )~~ improved (X) property, known as 221 Scott Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Samuel B. Sanders, Sr., Samuel B. Sanders, Jr. and Ronald Eugene Sanders, their ~~DECEASED~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for taxes for the year 1974 to be prorated and assumed by the Buyers,

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Samuel B. Sanders, Sr., Samuel B. Sanders, Jr. and Ronald Eugene Sanders, their ~~DECEASED~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th day of January, 1974 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vera L Johnston

STATE OF TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vera L. Johnston, a Notary Public in and for said County and State,

the within named 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 30 day of January, 19 74

Commission expires Oct. 26, 1977 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... 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.....

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

FEB-1?? CONV *9,250.00
FEB-1?? S'TAX A* 23.92
FEB-1?? PR'FEE A* .50
FEB-1?? W'DEED A* 4.00 * 28.42

WARRANTY DEED

FROM VERA L. JOHNSTON

TO SAMUEL B. SANDERS, SR., ET AL S.

C 40486

IDENTIF. REFERENCE

FEB 1 9 54 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238