BOOK 4801 PAGE 683 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24700.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-12-76

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Sanders, et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. of WAVERLY (NAME)	
4913 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 240 (STREET ADDRESS)	59-5
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Waverly, Tennessee (CITY) (STATE) (ZIP)	230

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, Albert F. Warner and wife, Ellen J. Warner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Sanders and wife, Mary Catherine 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:

Being Lot No. 235 on the Plan of Buena Vista Estates, Section VI, as of record in Book 4460, page 85, REgister's Office for said County.

SAID Lot No. 235 fronts 80.0 feet on the westerly side of Boyd Drive, and extends back 148.5 feet on the southerly line and 140.0 feet on the northerly line, to a dead line in the rear, measuring 66.4 feet thereon.

BEING the same property conveyed to Albert F. Warner and wife, Ellen J. Warner, by deed from A & R Construction Company, a partnership, of record in Book 4799, page 649, Register's Office for DavidsonCounty, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

unimproved ( ) This is improved (X) property, known as 4913 Boyd Drive, Nashville, Tennessee 37208
(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 29th day of March, 1974

Albert F. Warner

Ellen J. Warner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undresigned, a Notary Public in and for said County and State, the within named Albert F. Warner and wife, Ellen J. Warner

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 29th day of March, 19 74

Commission expires 11-8-75

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 ALBERT F. WARNER, ET UX

TO CHARLES SANDERS, ET UX

C 48063

IDENTIF. REFERENCE

APR 2 9 45 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-2	CONV	24,700.00			
APR-2 S TAX			A*	64.22	
APR-2 PR FEE			A*	.50	
APR-2	W DEED		A*	4.00	* 68.72