THIS INSTRUMENT PREPARED BY
DAVID B. HERBERT
NASHVILLE, TENN.

BOOK 4816 PAGE 229

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
map-128-14 parcel 143	Nancy Lee Yates 8033 Arbor Drive Nashville, Tennessee	First Federal S & L Association Union at Fourth Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-6642	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 8033 Arbor Drive	LOAN OR ACCOUNT NO. 915039-9
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten & 00/100 ($10.00) Dollars paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Thomas W. Phillips and wife, to T. I. Holman, Jr., Trustee, of record in Book 4713, page 453, Register's Office for Davidson County, Tennessee; we,

Bernard Sanderson and Jerry W. Blair,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nancy Lee Yates, a widow

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 125 on the Plan of Harpeth Park, Section III, as of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 90.00 feet on the northerly margin of Arbor Drive and extends back 191.29 feet on the westerly line and 192.93 feet on the easterly line to a line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to Bernard Sanderson and Jerry W. Blair by deed from Thomas W. Phillips and wife Dorothy M. Phillips of record in Book 4794, page 519, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above noted.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of May, 1974.

Bernard Sanderson

Jerry W. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernard Sanderson and Jerry W. Blair

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, the 3rd day of May, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,900.00

Affiant Nancy Lee Yates

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 74

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Bernard Sanderson and

Jerry W. Blair

TO Nancy Lee Yates

C 5 4 7 0 2

IDENTIF. REFERENCE

MAY 17 9 45 AM '74

FEE $ _____ REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAY 17 CONV 31,900.00
MAY 17 S'TAX A* 82.94
MAY 17 PNTFEE A* .50
MAY 17 W'DEED A* 4.00 * 87.44

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public