WARRANTY DEED

Putnam Printing Co., Cookeville, Tenn.

This instrument was prepared by John E. Acuff, Attorney, Cookeville, TN 38501

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

1313
185
PW

MAY22??	CONV	18,000.00				
MAY22??S'TAX			A*	46.80		
MAY22??PR'FEE			A*	.50		
MAY22??	W'DEED		A*	6.00	*	53.30

I, J. Cliff Parker,

_____ have this day bargained and sold, and by these presents do transfer and convey unto

Mrs. Charles W. Saunders, Jr., being the same person as Kathryn P. Saunders, her

_____ heirs and assigns, a certain tract or parcel of land located in _____, the _____ Civil District of Davidson, County, Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Map of Neil Hunt Subdivision of record in Book 974, page 19, of the Register's Office for said County.

Said Lot No. 41 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Charles W. Saunders, Jr., and wife, Kathryn P. Saunders, by deed from Arthur G. Janis and wife, LeNelle B. Janis, of record in Book 3224, page 113, R.O.D.C. Tennessee

T
IDENTIF. REFERENCE
MAY 22 10 44 AM '74
DAVIDSON COUNTY, TENN.

55358

BOOK 4817 PAGE 715

Buyer

Send tax bills to: Mrs. Charles W. Saunders, Jr.
1702 Temple Avenue
Nashville, Tennessee 37216

The previous and last conveyance being a Deed to J. Cliff Parker

from Charles W. Saunders, Jr., and wife, Kathryn P. Saunders,

Registered in Register's Office of Davidson County, Tennessee, in Vol 102 Page 35.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Mrs. Charles W. Saunders, Jr., being the same person as Kathryn P. Saunders, her

heirs and assigns, forever. And I do covenant with the said Mrs. Charles W. Saunders, Jr. being the same person as Kathryn P. Saunders, that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, except loan deed to Nashville Mortgage & Realty Company except for 1974 taxes to be paid by grantee.

And I do further convenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said Mrs. Charles W. Saunders, Jr. being the same person as Kathryn P. Saunders, Her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand, this 9th day of April, 1974

Witness:

Mary D. Taylor

Julia Dunnavant

J. Cliff Parker

BOOK 4817 PAGE 716

Acknowledgment Before Notary Public.

State of ~~Tennessee~~ Georgia, County of Tift

Personally appeared before me, ~~Seymour~~ S. Owens, a Notary Public in and for said County and State aforesaid, the within named J. Cliff Parker

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

Witness my hand and official seal, at Tifton, ~~Georgia~~, ~~Tennessee~~

This 9th day of April, 19 74

My Commission Expires 7/14, 19 77 Seymour S. Owens Notary Public
Ga. State at Large

Acknowledgment Before Notary Public.

State of _____, County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, the within named _____

the bargainor, 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 _____ day of _____, 19____

My Commission Expires _____, 19____ _____, Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 18,600, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of May, 19 74

Notary Public or Register

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in Note Book_____, Page_____

At_____ O'clock_____M_____, 19 _____ and recorded in _____

Book _____, Series _____ Page_____.

State Tax Paid $_____ Fee_____ Recording Fee_____ Total $_____

Witness my hand.

Receipt No._____

Register