WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - TEN - AND NO/00 - - - - - - - - - DOLLARS ($ 10.00), Cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4485, Page 235, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

Send Tax Bills:
MORTGAGE ASSOCIATES, INC.
P. O. Box 28146
Atlanta, Georgia 30328

Address New Owners:
Sammy B, Sanders
233 Edgemeade Drive
Madison, Tenn.

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Map Parcel No.
34-130 Par 224
11D 29625

WE, VANESCO, INCORPORATED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAMMY B. SANDERS AND WIFE, PAMELA S. SANDERS, as tenants by the entirety,

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Edgemeade Farms, as of record in Book 3600, Page 69, Register's Office for said county.

Said Lot No. 18 fronts 55 feet on the northerly side of Edgemeade Drive and runs back between lines, 163.4 feet on the westerly side and 176.3 feet on the easterly side, which is a broken line to a line in the rear measuring 44.5 feet thereon.

BEING the same property conveyed to VANESCO, INCORPORATED, by deed from Preston J. Garrison, et ux, as of record in Deed Book 4644, Page 812, Register's Office for Davidson County, Tennessee.

MAY28	CONV	19,886.74			
MAY28	S'TAX		A*	51.74	
MAY28	PR'FEE		A*	.50	
MAY28	W'DEED		A*	4.00	* 56.24

This is improved property known as 233 Edgemeade Drive, Madison, Tenn.

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 HEREIN PROVIDED.

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 whomsoever.

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 on this, the 23rd day of May, 19 74

VANESCO, INCORPORATED

BY: R M Vanderhorst President (TITLE)

STATE OF TENNESSEE
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 ....., Tennessee, this, the ..... day of ....., 19 ....

My commission expires: ..... Notary Public

STATE OF _____

COUNTY OF _____

BOOK 4818 PAGE 896

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 _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Sumner

I, (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 $19886.77, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Sammy B. Sanders
Affiant

Subscribed and sworn to before me this 23 day of May, 1974

My Commission expires: 4-22-75

Harold E. Ware
Notary Public

WARRANTY DEED

From VANESCO, INCORPORATED

To SAMMY B. SANDERS, ET UX

C 55889

IDENTIF. REFERENCE

MAY 28 8 53 AM '74

DAVIDSON COUNTY, TENN.

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared D. M. Van Sant and _____ with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, respectively of Vanesco, Inc., a corporation, the bargainor, and that he, as such President 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 D. M. Van Sant as such Pres. and attesting the same by the said _____ as such _____

Witness my hand and official seal at HENDERSONVILLE, Tennessee, this the 23 day of MAY, 1974

Harold E. Ware
Notary Public

My commission expires: 4-22-75