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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Margaret Sue Ball Lawrence W. Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1974.

John T. Conners
Notary Public

MY COMMISSION EXPIRES: 5-17-77

(AFFIX SEAL)

JOHN T. CONNERS, JR THIS INSTRUMENT WAS PREPARED BY
Attorney, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert F. Sanders, et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 115-7-97
712 Ebenway Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 8D69505
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Lawrence W. Ball and wife, Margaret Sue Ball

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert F. Sanders and wife, Susan C. 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:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of West Meade Farms, Section "M", as of record in Book 2133, page 107, Register's Office for said county.

Said Lot No. 356 fronts 130 feet on the easterly side of Ebenway Drive, and runs back 351.8 feet on the northerly line and 352.6 on the southerly line, to a dead line, measuring 130 feet thereon.

Being the same property conveyed to Lawrence W. Ball and wife, Margaret Sue Ball, by deed from Frank M. Jones and wife, Gwendolyn J. Jones, of record in Book 4758, page 335, Register's Office for Davidson County, Tennessee.

SUBJECT TO Deed of Trust executed by Frank M. Jones and wife, Gwendolyn Jean Jones, to Vaden Lackey, Jr., Trustee, of record in Book 4314, page 651, said Register's Office, to secure to Fidelity Federal Savings and Loan Association, the payment of one note dated March 3, 1969, in the original principal amount of $22,800.00, payable for a term of 25 years with interest at the rate of 6 1/2% per annum, plus 1% per annum service fee. SUBJECT TO restrictive covenants of record in Book 4314, page 649 and Book 2292, page 45, Register's Office of Davidson County; SUBJECT TO easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 2133, page 107 said Register's Office and SUBJECT TO 1974 taxes which have been prorated and assumed by Grantees. The balance due on the above mentioned deed of trust note, as adjusted by mortgagee, is assumed by the grantees.

This is unimproved (&) improved property, known as 712 Ebenway Drive, Nashville, Tennessee, 37205
(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 hand s this 28th day of June, 19 74

Lawrence W. Ball
LAWRENCE W. BALL

Margaret Sue Ball
MARGARET SUE BALL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named Lawrence W. Ball and Margaret Sue Ball

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 28th day of June 19 74.

Commission expires 5-17-77

John P. Grimes
Notary Public

JOHN P. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES MAY 17, 1977

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

C 6 0 9 4 8

WARRANTY DEED

FROM
LAWRENCE W. BALL, ET UX

TO
HERBERT F. SANDERS, ET UX

IDENTIF. REFERENCE

JUN 28 11 05 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 28 74	CONV	47,500.00			
JUN 28 74	S'TAX		A*	123.50	
JUN 28 74	PR'FEE		A*	.50	
JUN 28 74	W'DEED		A*	4.00	* 128.00

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX PAID