BOOK 1830 PAGE 412

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Freemon B. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 74

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 23, 1977
(AFFIX SEAL)

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
Freemon B. Roberts et ux (NAME)	The Cobbs, Allen & Hall Mtg. Co. (NAME)	21W-4550
413 Theresa Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue, North (STREET ADDRESS)	Map 104-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35203 (CITY) (STATE) (ZIP)	Parcel 341

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, Eugene D. Sanders and wife, Barbara A. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freemon B. Roberts and wife, Addie Ellen Roberts

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 Lots Nos. 64 and 65 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County.

SAID Lots Nos. 64 and 65 adjoin and front together 50 feet on the southerly side of Theresa Avenue and run back between lines 125 feet to a dead line, measuring 54.0 feet thereon.

BEING the same property conveyed to Eugene D. Sanders and wife, Barbara A. Sanders by deed from Philip Campbell and wife, Linda Campbell of record in Book 4507, page 708, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all easements and restrictions of record and rights of way for public utilities, if any, applicable to this property.

This conveyance is further made subject to 1974 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note, executed by Philip Campbell et ux to secure to Murphree Mortgage Company, the original principal amount of $7,650.00 and recorded in Book 4298, page 3, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 413 Theresa Avenue, Nashville, Tennessee
(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 26th day of June, 19 74

X Barbara A. Sanders
Barbara A. Sanders

X Eugene D. Sanders
Eugene D. Sanders

STATE OF TENNESSEE
Davidson County

BOOK 4830 PAGE 413

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene D. Sanders and wife, Barbara A. Sanders

the bargainor, 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 26th day of June, 19 74

Commission expires ~~My Commission Expires Nov. 23, 1977~~

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 (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

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WARRANTY DEED

FROM
EUGENE D. SANDERS et ux

TO
FREEMON B. ROBERTS ET UX

IDENTIF. REFERENCE

JUL 1 1 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-1[illegible]	CONV	10,500.00			
JUL-1[illegible]	S'TAX		A*	27.30	
JUL-1[illegible]	PR'FEE		A*	.50	
JUL-1[illegible]	W'DEED		A*	4.00	* 31.80