FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1974.

Notary Public

~~MY COMMISSION EXPIRES:~~ Dep Register

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY Jane Franks Stahlman Bldg, Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Sanford (NAME)	Ralph Sanford (NAME)	105-3-63
301 Town Park Drive (STREET ADDRESS OR ROUTE NUMBER)	301 Town Park Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (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~~ I, Mary Potts Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Sanford

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 part of Lot No. 29 in Isaac Paul's Plan of Lots, of record in Plan Book 1, page 134, Chancery Court at Nashville, and described as follows:

BEGINNING at a point on the eastern margin of Third Avenue South, formerly College Street, 61 feet north from the northeasterly corner of Third Avenue South and Mallory Street; running thence northerly along the east boundary of Third Avenue South 30 feet to the south west corner of Lot No. 30 in said plan; thence with the line of Lot 30, eastwardly and at right angles with Third Avenue South 135 feet to an alley; thence southwardly with the westerly line of said alley, 30 fee to a point; thence westerly 135 feet to the beginning.

BEING the same property conveyed to Mary Potts Anderson, by deed from Malcolm P. Stack and wife, Mildred S. Stack, of record in Book 2746 page 145, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1042 and 1042 B Third Ave. So., 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 my hand this 14 day of Aug, 1974

Mary Potts Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Potts Anderson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 1974.

Commission expires February 13, 1977

Ada Harrison
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 16 day of Aug, 1974.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Mary Potts Anderson

TO Ralph Sanford

C 6 7 8 4 8

IDENTIF. REFERENCE

AUG 20 1 15 PM '74

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 20 74	CONV	*7,000.00			
AUG 20 74	S'TAX		A*	18.20	
AUG 20 74	PR'FEE		A*	.50	
AUG 20 74	W'DEED		A*	4.00	* 22.70