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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 $ 20,000.00

Roy A Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF August 19 74

E. K. Richey
Notary Public

MY COMMISSION EXPIRES: 9-11-77
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Sanders (NAME)	Fidelity Federal (NAME)	
1157 Bellshire Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	41-15
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	58 Pcl 1

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, CARL WYATT STRICKLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY A. SANDERS AND WIFE, DARLENE 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. 161 on the Plan of Bellshire Estates, Section VI, as of record in Book 2133, page 129, Register's Office for said County.

Said Lot No. 161 fronts 101 feet on the southerly side of Bellshire Drive and runs back 315.9 feet on the westerly line and 320.7 feet on the easterly line to a dead line in the rear on which it measures 101 feet.

Being the same property conveyed to Carl Wyatt Stricklin, unmarried person by deed from Ezra Thornton an unmarried person of record in Book 4616, page 313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2294, page 346, made applicable in Book 2332, page 175; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 2133, page 129, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 1157 Bellshire Drive Nashville, Tennessee 37207
(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 27th day of August, 19 74

Carl Wyatt Stricklin

Darlene Stricklin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Douglas M. Grisham, a Notary Public in and for said County and State, the within named Carl Wyatt Stricklin and Tim[illegible]

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 Goodlettsville, Tennessee, this 27th day of August 1974.

Commission expires August 16, 1977

Douglas M. Grisham
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

L=084418-6

WARRANTY DEED

FROM Carl Wyatt Stricklin

TO Roy A. Sanders et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 6 9 1 0 2

IDENTIF. REFERENCE

AUG 28 2 57 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 28 74	CONV	25,900.00			
AUG 28 74	S'TAX		A*	67.34	
AUG 28 74	PR'FEE		A*	.50	
AUG 28 74	W'DEED		A*	4.00	* 71.84