ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4852 PAGE 356	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	51-3
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	5 Pal
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

ARTHUR H. SANDERS AND WIFE, WINNIE B. SANDERS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. DAKIN AND WIFE, SHELIA R. DAKIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 123 to 126, both inclusive, of Block "B" on the Map of Marthonna, not of record, described as follows from a copy of a survey made by T. R. Sanford, Surveyor, October 17, 1950.

BEGINNING at a point in the north margin of Vantrease Road, formerly Ezell Road South at the corner of Lots Nos. 122 and 123; thence with the line between said lots, northerly 250 feet to the south line of Lot No. 136; thence with the south line of said lot, easterly 100 feet to a point; thence southerly 250 feet to the north margin of Ezell Road South; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Arthur H. Sanders and wife, Winnie B. Sanders, by deed from H. H. Wiggins and wife, as of record in Book 2343, page 117, Said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 621 Vantrease Road, Madison, Tennessee, 37115
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12th day of September, 1974.

ARTHUR H. SANDERS WINNIE B. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Nancy Jones, a Notary Public in and for said County and State, the within named ARTHUR H. SANDERS AND WIFE, WINNIE B. SANDERS

the bargainors, 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 6 day of September, 1974.

My commission expires May 14, 1978 Notary Public Nancy Jones

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ James E. Dakin
✓ Shelia R. Dakin

Sworn to and subscribed before me this 12th day of September, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:	
Name	Address
This instrument prepared by, STEPHENSON AND LACKEY,	First Federal Building Nashville, Tennessee 37219

SEP 16 [illegible] 32500.00
SEP 16 STAX A* 84.50
SEP 16 FEE A* .50
SEP 16 W DEED A* 4.00 * 89.00

File in First Fed

WARRANTY DEED

FROM

ARTHUR H. SANDERS AND WIFE, WINNIE B. SANDERS

TO

JAMES E. DAKIN AND WIFE, SHELIA R. DAKIN

C 71274

IDENTIF. REFERENCE

SEP 16 2 27 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219