BOOK 4852 PAGE 996

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THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARTHUR H. SANDERS, ET UX (NAME)	SAME (NAME)	11D 31050
405 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)-- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

WE, RUBY PAULINE CARTER BATTS and HATTIE M. WILKINS, hereinafter called the GRANTORS, each of our 1/2 undivided interest *have this day bargained and sold, and do hereby transfer and convey unto the said* ARTHUR H. SANDERS and wife, WINNIE B. SANDERS, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Primrose Acres, of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 92 fronts 100 feet on the southerly side of Hamblen Drive and extends back 241.2 feet on the easterly line and 260.2 feet on the westerly line to a dead line measuring 102 feet thereon.

Being the same property conveyed to Ruby Pauline Carter Batts and Hattie M. Wilkins, as tenants in common, each owning an undivided one-half (1/2) interest, by deed from James Curtis Batts and wife, Mary Sanders Batts, of record in Book 4325, page 633, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and Sworn to before me, this the 15th day of September, 19 74

Affiant Ruby Pauline Carter Batts

My commission expires: Feb. 11, 1976 (Affix Seal)

Notary Public Cindy Lee Sloan

This is unimproved (X) improved property, known as 405 Hamblen Drive, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Ruby Pauline Carter Batts

+ Mrs Hattie M. Wilkins

BOOK 4852 PAGE 997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Ruby Pauline Carter Batts and Hattie M. Wilkins

the within named 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 Madison, *Tennessee, this* 15th *day of* September, *19* 74.

Cindy Lee Sloan
Notary Public

Commission expires Feb. 11, 1976

NOTARY PUBLIC SLOAN CINDY DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

WARRANTY DEED

FROM

RUBY PAULINE CARTER BATTS, ET AL

TO

ARTHUR H. SANDERS, ET UX

WINNIE B. SANDERS

C 7 1 5 6 3

IDENTIF. REFERENCE

Sep 18 11 29 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

SEP 18 74	CONV	25,000.00				
SEP 18 74	S'TAX		A*	65.00		
SEP 18 74	PR'FEE		A*	.50		
SEP 18 74	W'DEED		A*	4.00	*	69.50

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS