This Instrument Was Prepared By

BOOK 4875 PAGE 933 **WARRANTY DEED** Dewey W. Pedigo (SF)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. H. Stanford Sanders et ux	First Federal S & L Assn	7D-32375
(NAME)	(NAME)	
107 West Brookfield Drive	Fourth at Union	Map 129-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Parcel 123
(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 by Dr. H. Stanford Sanders and wife, Barbara Diane Sanders, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, Dr. H. Stanford Sanders and wife, Barbara Diane assumes and agrees to pay the unpaid balance of an original indebtedness of $29,450.00 secured by Deed of Trust of record in Book 4709, page 667, Register's Office for Davidson County,

we, J. Samuel Housden and wife, Janet P. Housden

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. H. Stanford Sanders and wife, Barbara Diane Sanders

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "D" on the Map of the 2nd Revised Plan of Highlands, of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 19 fronts 121 feet on the southerly side of Brookfield Avenue and runs back 173.37 feet on the easterly line and 174.12 feet on the westerly line, to a dead line in the rear, measuring 121 feet thereon.

Being the same property conveyed to J. Samuel Housden and wife, Janet P. Housden, by deed from Charles C. Trabue, III and wife, Anne B. Trabue, of record in Book 4709, page 665, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 16th day of December 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE STATE

This is unimproved ( ) improved (X) property, known as 107 West Brookfield Drive, Nashville, 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 Dr. H. Stanford Sanders and wife, Barbara Diane Sanders

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* Dr. H. Stanford Sanders and wife, Barbara Diane Sanders their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* December, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Samuel Housden

Janet P. Housden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* J. Samuel Housden and wife, Janet P. Houston

*the within named bargainor*s*, 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* 16th *day of* December, *19* 74

Commission expires 4/25/76 Mary Ensley *Notary Public*

MARY ENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMER[illegible] 225279

WARRANTY DEED

FROM
J. Samuel Housden and wife
~~Janet P. Houston~~
TO
Dr. H. Stanford Sanders and wife, Barbara Diane Sanders

C 81875

IDENTIF. REFERENCE

DEC 18 9 00 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 18 74	CONV	44,000.00			
DEC 18 74	S'TAX		A*	114.40	
DEC 18 74	PR'FEE		A*	.50	
DEC 18 74	W'DEED		A*	4.00	* 118.90

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238