BOOK 4879 PAGE 838

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$57,000.00 Phillip C McEnany
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 75

Brenda Wallace
Notary Public

MY COMMISSION EXPIRES: 7-15-78
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip C. McEnany (NAME)	Mortgage Associates, Inc. (NAME)	30 68870
2514 Lincoya Court (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E., #300 (STREET ADDRESS)	84 - 12
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	21

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, Charles B. Sanders, III et ux Reba B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip C. McEnany et ux Ollie Sue McEnany

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:

BEING Lot No. 7 on the Plan of the Addition to Lincoya Hills as of record in Book 3106, Page 66, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles B. Sanders, III et ux Reba B. Sanders by deed of record in Book 3947, Page 949, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 3315, Page 5, and existing easements.

This is unimproved ( ) improved (X) property, known as 2514 Lincoya Court, Nashville, Tennessee 37214
(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 3rd day of January, 19 75

Charles B. Sanders, III: Charles B Sanders III

Reba B. Sanders: Reba B Sanders

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Sanders, III et ux Reba 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 3rd day of January 1975

Commission expires 7-19-78

Bruce Wallace
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

BRUCE WALLACE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM
CHARLES B. SANDERS, III ETUX

TO
PHILLIP C. MCENANY ET UX

C 83602

IDENTIF. REFERENCE

JAN 7 1 59 PM '75

FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN-7-75	CONV	57,000.00		
JAN-7-75	S'TAX		A*	148.20
JAN-7-75	PR'FEE		A*	.50
JAN-7-75	W'DEED		A*	4.00
			*	152.70

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207