WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID R. SANDERS (NAME)	LOMAS & NETTLETON (NAME)	MAP 75-14
8200 TERRY LA. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 926 (STREET ADDRESS)	PAR. 125
HERMITAGE TENN-37076 (CITY) (P. O. ZONE) (STATE)	VIRGINIA BEACH VA. 23451 (CITY) (ZONE) (STATE)	M-P

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4263, page 989 and re-recorded in Book 4318, page 109, Register's Office for said County.

We, George K. Smither and wife, Judith D. Smither

have this day bargained and sold, and do hereby transfer and convey unto the said

David Ralph Sanders and wife, Mary Anne Sanders

their (~~successors~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 32, Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for said County.

Said Lot No. 32 fronts 78.0 feet on the easterly side of Terry Land and extends back 166.5 feet on the north line and 177.1 feet on the south line; to a dead line, which is a broken line, measuring a total of 100.3 feet thereon.

Being the same property conveyed to George K. Smither and wife, Judith D. Smither by deed from Harold E. Wayt and wife, Joyce Wayt of record in Book 4482, page 678, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $29600.09

Subscribed and sworn to before me, this the 27 day of JAN 19 75

Affiant David R. Sanders

My commission expires: 7-27-77 (Affix Seal)

Notary Public Roy B. Carter

ROY B. CARTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { unimproved } { improved } property, known as ..... (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

David Ralph Sanders and wife, Mary Anne 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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

David Ralph Sanders and wife, Mary Anne Sanders, their (~~successors~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 27 *day of* January, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Lewis W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building Nashville, Tennessee

x George K. Smither

Judith D. Smither

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Roy B Carter, a Notary Public in and for said County and State, George K. Smither and wife, Judith D. Smither, 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 Nashville, Tennessee, this 27 day of January, 19 75.

ROY B. CARTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 2-27-77

Roy B Carter
Notary Public

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 .....

JAN29[15] CONV 29,600.09
JAN29[15] S'TAX A* 76.96
JAN29[15] PR'FEE A* .50
JAN29[15] W'DEED A* 4.00 * 81.46

WARRANTY DEED

FROM
GEORGE K. SMITHER, ET UX
TO
DAVID RALPH SANDERS, ET UX

C 8 5 8 7 2

IDENTIF. REFERENCE

JAN 29 10 49 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Subsequent Tax Bills to
Compliments of
1211 Johnson Blvd
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON