WARRANTY DEED

BOOK 4891 PAGE 221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Sanders, et ux (NAME)	Same (NAME)	
1800 Holly St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-14
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	63 AC

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

I, John Buchanan Sanders, hereby reserving a life estate to myself in the property hereinafter described,

have bargained and sold, and by these presents do transfer and convey unto the said James Andrew Sanders and Mary Catherine Sanders Blanton *heirs and assigns, the remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No.114 and the West one-half of Lot No. 113 on the Plan of Priest Home Place, as of record in Book 161, page 102, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Holley Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to John Buchanan Sanders and wife, Clara Jackson Sanders by deed from Cleetie Knox, et al by deed of record in Book 3163, Page 617. The said Clara Jackson Sanders having since died.

THIS INSTRUMENT WAS PREPARED BY:

THOMAS C. BINKLEY, Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

THOMAS C. BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3230.00

Subscribed and sworn to before me, this the 20 day of January, 1975

Affiant

My commission expires: [illegible] 1977 (Affix Seal)

Notary Public

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IDENTIF. REFERENCE

FEB 21 3 25 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21'75	CONV	*3,230.00			
FEB21'75	S'TAX		A*	8.32	
FEB21'75	PR'FEE		A*	.50	
FEB21'75	W'DEED		A*	6.00	* 14.82

unimproved ( )
This is improved (X) property, known as 1800 (House Number) Holley St. (Street) Nashville, (P. O. Address:) Tennessee (City or Town)

remainder interest

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Andrew Sanders and Mary Catherine Sanders Blanton, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized ana possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And said grantor does ~~xx~~ *further covenant and bind* his *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.*

Witness my *hand this* 20 *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.*

John Buchanan Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas C. Binkley, *a Notary Public in and for said County and State, the within named* John Buchanan Sanders

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* January, *19* 75.

Thomas C. Binkley, *Notary Public.*

Commission Expires July 23, 1977

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires.....

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.....