This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

BOOK 4904 PAGE 808

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FLOYD A. SANDERS, ET UX (NAME)	National Mortgage Company (NAME)	Map 72-11
1415 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee (CITY) (ZONE) (STATE)	15 D 11345

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

GERRY W. BABB AND WIFE, DORA L. BABB,

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

FLOYD A. SANDERS AND WIFE, ALICE E. SANDERS,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 2 of Batson-Oakley Subdivision, not of record, and described as follows:

BEGINNING at a point in the north margin of Litton Avenue, at the corner of Lots 2 and 3, thence with the line between said lots, north 187.4 feet to a point in the south line of Lot 5; thence east along the dividing line between Lots 2, 5, and 6, 57.3 feet to a corner of Lots 1 and 2; thence along the line between said lots, south 188 feet to the north margin of Litton Avenue; thence with the margin of said Avenue, west 50 feet to the point of beginning.

Being the same property conveyed to Gerry W. Babb and wife, Dora L. Babb, of record in Book 4815, page 299, 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 $ 13,470.52

Subscribed and sworn to before me, this the 11th day of April 19 75

Affiant

My commission expires: 2/22/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1415 Litton Avenue, 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 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,* except as appears of record.

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.*

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness our *hand* S *this* 15th *day of* April, 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.*

X Gerry W. Babb

X Dora L. Babb

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* GERRY W. BABB AND WIFE, DORA L. BABB *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 Madison *Tennessee, this* 15th *day of* April, *19* 75

Thomas E. Stewart *Notary Public*

Commission expires 2/23/78

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 .....

APR 17 75	CONV	13,470.52			
APR 17 75	S'TAX		A*	35.10	
APR 17 75	PR'FEE		A*	.50	
APR 17 75	W'DEED		A*	4.00	* 39.60

WARRANTY DEED

FROM

GERRY W. BABB, ET UX

TO

FLOYD A. SANDERS, ET UX

C 9 4 5 9 4

IDENTIF. REFERENCE

APR 17 10 15 AM '75

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115