BOOK 4905 PAGE 679

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,000.00

Richard D. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 1975

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

NAME AND ADDRESS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER (s) AS FOLLOWS:		
Richard D. Sanders (NAME)	Fidelity Federal Savings & Loan (NAME)	3D-57530
2836 Colonial Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	96 - 6
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	36

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, Bennie L. Edwards et ux Maie Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Sanders et ux Kathy E. Sanders

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. 24 on the Map of Colonial Village Subdivision, of record in Book 1424, Page 58, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Bennie L. Edwards et ux Maie Edwards by deed of record in Book 2650, Page 5, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2836 Colonial Circle, 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 18th day of April, 1975

Bennie L. Edwards:

Maie Edwards:

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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 Bennie L. Edwards et ux Maie Edwards

the 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 18th day of April 1975

Commission expires 7-14-78

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) 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

FILE BOX 3

WARRANTY DEED

FROM

BENNIE L. EDWARDS ET UX

MAIE EDWARDS

TO

RICHARD D. SANDERS ET UX

KATHY E. SANDERS

C 94955

IDENTIF. REFERENCE

APR 21 9 43 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

APR21 75	CONV	16,000.00				
APR21 75	S'TAX		A*	41.60		
APR21 75	PR'FEE		A*	.50		
APR21 75	W'DEED		A*	4.00	*	46.10