Loan 110158-7

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,350.00

C. Annette Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1975.

Leon K. Lackey
Notary Public

MY COMMISSION EXPIRES: 8/11/78
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl M. Sanders (NAME)	Fidelity Federal Savings & Loan (NAME)	06
605 Hidden Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	95
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Part

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, GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL M. SANDERS AND WIFE, C. ANNETTE 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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 11 on the plan of Neeley's Bend Acres, Section I, as of record in Book 4175, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 134 feet on the northerly side of Hidden Acres Drive, and extends back between parallel lines 328.80 feet, to a line in the rear on which it measures 134 feet.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell by deed from Joseph E. Redden and wife, Bessie M. Redden of record in Book 4825, page 9, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 605 Hidden Acres Drive, Madison, Tennessee 37115
(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 hands this 6th day of May, 19 75

Gene E. Tidwell

Bobbie J. Tidwell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Roger K. Yates, a Notary Public in and for said County and State, the within named Gene E. Tidwell and wife, Bobbie J. Tidwell

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 6th day of May 1975

Commission expires 8/14/78

Roger K. Yates
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

110158-7

WARRANTY DEED

FROM

Gene E. Tidwell and wife,

Bobbie J. Tidwell

TO

Carl M. Sanders and wife,

Mrs. Annette Sanders

C 97561

IDENTIF. REFERENCE

MAY 8 3 10 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

MAY-8-75	CONV	57,350.00			
MAY-8-75	S'TAX		A*	148.98	
MAY-8-75	PR'FEE		A*	.50	
MAY-8-75	W'DEED		A*	4.00	* 153.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.