BOOK 4914 PAGE 13

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

S. B. Sanders Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF ~~April~~ May 19 75

D. D. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Geo. J. Kelly
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam B. Sanders, Jr. (NAME)	Same (NAME)	18W 14085
1149 Balbade Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, GEORGE M. JOHNSON and wife, LUCILE B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM B. SANDERS, JR., SAM B. SANDERS, SR., and RONALD EUGENE 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 Davidson County, Tennessee, being Lot No. 9 and the north 5.3 feet front and 17.5 feet rear of Lot No. 8 on the Map showing the Subdivision of Lot No. 3, N. H. Hobson's Subdivision, as of record in Book 421, page 78, Register's Office for said County.

SAID Lot and parts of said lot adjoins and front together 55.6 feet on the west side of South 12th Street and runs back between lines 150 feet on the north line and 151 feet more or less, on the south line, to the east line of an alley on which they measure 67.8 feet.

BEING the same property conveyed to George M. Johnson and wife, Lucile B. Johnson by deed from Fred Felts and wife, Jeannie Marie Felts, of record in Book 4579, page 509, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 714 South 12th Street, Nashville, Tennessee
(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 29 day of April 19 75

George M. Johnson

Lucile B. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GOERGE M. JOHNSON and wife, LUCILE B. JOHNSON

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 29 day of April 1975

Commission expires Aug. 14 1978

William M. Johnson
Notary Public
At Large

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

WARRANTY DEED

FROM

GEORGE M. JOHNSON ET UX

TO

SAM B. SANDERS, JR.,
SAM B. SANDERS, SR.,
RONALD EUGENE SANDERS

C 98928

IDENTIF. REFERENCE

MAY 19 2 21 PM '75

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 19 75	CONV	*4,000.00				
MAY 19 75	S'TAX		A*	10.40		
MAY 19 75	PR'FEE		A*	.50		
MAY 19 75	W'DEED		A*	4.00	*	14.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.