This instrument prepared by: Homer R. Ayers, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4922 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. PRESTON BALTHROP, ET UX (NAME)	Home Federal (NAME)	Map 18-3
212 Pear Orchard Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower, 24th Floor (STREET ADDRESS)	Parcel 8
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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 4813, page 54, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

STEPHEN C. SANDERS AND WIFE, ROSE MARIE SANDERS,

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

H. PRESTON BALTHROP AND WIFE, BETTYE M. BALTHROP, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Connell Hills Subdivision of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 162.0 feet on the southwesterly margin of Pear Orchard Drive and extends back between lines 386.3 feet on the northwesterly line and 372.2 feet on the southeasterly line to a dead line in the rear on which it measures 98.0 feet.

Being the same property conveyed to Stephen C. Sanders and wife, Rose Marie Sanders, by deed from Grady L. Bryant and wife, Virginia G. Bryant, of record in Book 4813, page 52, 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 $ 31,900.00

Subscribed and sworn to before me, this the 14th day of June 19 75

Affiant H. Preston Balthrop

My commission expires: 10-31-76 (Affix Seal)

Notary Public Laura Gamble Ayers

This is unimproved ( ) improved ( ) property, known as ..... (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.

Witness our *hand* s *this* 14th *day of* June, 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.*

Stephen C. Sanders

Rose Marie Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... the undersigned ....., *a Notary Public in and for said County and State,* .....
STEPHEN C. SANDERS AND WIFE, ROSE MARIE SANDERS
.....
*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 Goodlettsville, ... *Tennessee, this* 15th *day of* June, *19*75

Laura Gamble Ayers *Notary Public*

Commission expires 10-31-76

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 .....

JUN 16 75 CONV 31,900.00
JUN 16 75 S'TAX A* 82.94
JUN 16 75 PR'FEE A* .50
JUN 16 75 W'DEED A* 4.00 * 87.44

WARRANTY DEED

FROM

STEPHEN C. SANDERS, ET UX

TO

H. PRESTON BALTHROP, ET UX

D 0 2 8 1 9

IDENTIF. REFERENCE

JUN 16 9 38 AM '75

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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