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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	
(NAME)	(NAME) Union at Fourth	133-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	16 pw
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

JULIAN PHILLIPS and wife, SARAH PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto the said David M. Sanders and wife, Laura C. Sanders

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 75 on the Plan of Abbay Hall, Section 1, of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 75 fronts 111.3 feet on the westerly side of Abbay Drive and runs back 120.9 feet on the northerly line and 125 feet on the southerly line to a dead line in the rear, which is a broken line, measuring a total of 153.9 feet.

Being the same property conveyed to Julian Phillips and wife, Sarah Phillips by deed from Janet S. Noller and husband, Thomas L. Noller, Jr. of record in Book 4571, page 810, Register's Office for Davidson County, Tennessee.

	SEP 11 75	CONV	27,000.00			
	SEP 11 75	S'TAX		A*	70.20	
----------	SEP 11 75	PR'FEE		A*	.50	
	SEP 11 75	W'DEED		A*	4.00	* 74.70

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 4709 Abbay Drive (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 X 4th day of X September, 19 75.

X Julian Phillips — JULIAN PHILLIPS

X Sarah Phillips — SARAH PHILLIPS

STATE OF TEXAS
COUNTY OF Tarrant

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Personally appeared before me, N. H. Theodore, a Notary Public in and for said County and State, the within named Julian Phillips and wife, Sarah Phillips

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 Roanoke, Texas, this 4th day of September, 19 75.

My commission expires June 1, 1977 Notary Public N. H. Theodore

NOTARY PUBLIC COUNTY OF TARRANT, TEXAS

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

David M. Sanders

Sworn to and subscribed before me
this 10th day of September, 19 75.

My commission expires 8-1-77 Notary Public V L Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:	
Name	Address
This instrument prepared by STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM

JULIAN PHILLIPS AND WIFE,

SARAH PHILLIPS

TO

DAVID M. SANDERS AND WIFE,

LAURA C. SANDERS

D 15214

IDENTIFICATION REFERENCE

SEP 11 2 27 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219