Prepared by:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 4959 PAGE 293

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,475.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept 1975.

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudolph E. Wardrep (NAME)	Guaranty Mortgage Company (NAME)	92-13
323 Chamberlain St. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	289
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Rudolph E. Wardrep and wife, Hazel M. Wardrep

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard Sanderson and wife, Dorothy Sanderson

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. 13 Block 27 on the Plan of Plummer Place of record in Book 161, page 39, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the westerly margin of Chamberlain Street (formerly Center Street) and extends back between parallel lines 154 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Rudolph E. Wardrep and wife, Hazel M. Wardrep by deed from Fred Douglass Reeves and wife, Carole Anne Reeves of record in Book , page , Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,475.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 19 75.

Deputy Register

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company which is secured by the hereindescribed property.

This is unimproved ( ) improved (X) property, known as 323 Chamberlain Street (House Number) (Street) Nashville, Tennessee (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 30 day of Sept, 19 75

Rudolph E. Wardrep

Hazel M. Wardrep

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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 Rudolph E. Wardrep and wife, Hazel M. Wardrep

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 30 day of Sept 19 75

Commission expires 5/23/77

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

WARRANTY DEED

FROM
RUDOLPH E. WARDREP AND WIFE,
HAZEL M. WARDREP

TO
BERNARD SANDERSON AND WIFE,
DOROTHY SANDERSON

D I 8 8 5 7

IDENTIFICATION REFERENCE

OCT 7 12 44 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-75	CONV	14,475.24			
OCT-75	S'TAX		A*	37.70	
OCT-75	PR'FEE		A*	.50	
OCT-75	W'DEED		A*	4.00	* 42.20