BOOK 4967 PAGE 685

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,288.35

Thomas I. Hanner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS, Fidelity Federal Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas I. Hanner (NAME)	Fidelity Federal Savings & Loan (NAME)	3D-57530
2836 Colonial Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	96-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	36

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, Richard D. Sanders and wife, Kathy E. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas I. Hanner

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. 24 on the plan of Colonial Village, of record in Book 1424, page 58, Register's Office for said County.

SAID Lot No. 24, fronts 70.0 feet on the northerly margin of Colonial Circle and extends back 270.0 feet on the easterly line and 242.97 feet on the westerly line to a broken line in the rear, measuring 79.93 feet thereon.

BEING the same property conveyed to Richard D. Sanders and wife, Kathy E. Sanders by deed from Bennie L. Edwards and wife Maie Edwards of record in Book 4905, page 679, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan of record in Book 4905, page 681, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee

This is improved (XX) unimproved ( ) property, known as 2836 Colonial Circle, 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 31st day of October, 1975

Richard D. Sanders Kathy E. Sanders

Richard D. Sanders Kathy E. Sanders

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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 Richard D. Sanders and wife, Kathy E. Sanders

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 Nashville, Tennessee, this 31st day of October, 19 75

Commission expires 5-1-76

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

JOHN J. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

RICHARD D. SANDERS and wife,

KATHY E. SANDERS

TO

THOMAS I. HANNER

D 22785

IDENTIF. REFERENCE

Nov 3 2 37 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-3 75	CONV	17,288.35			
NOV-3 75	S'TAX		A*	44.98	
NOV-3 75	PR'FEE		A*	.50	
NOV-3 75	W'DEED		A*	4.00	* 49.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1 - Box 8