WARRANTY DEED

BOOK 4976 PAGE 26

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harvey Stanford Sanders, et ux	Fidelity Federal Savings & Loan	Map 130-2
(NAME)	(NAME)	
4429 Iroquois Ave.	401 Union Street	Parcel 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn. 37219	BM-8040
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) ---------- Ten ---------- *Dollars,*

and other good and valuable considerations.

The GRANTORS,
R. Dana Brown and wife, Jane Tyne Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Harvey Stanford Sanders and wife, Barbara Diane Sanders, the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly part of Lot No.2 on the Plan of the subdivision of Lots Nos.11 and 46 and parts of Lots Nos.1o, 44E, 45 and 47 in Belle Meade Plan No. 2 as of record in book 421, page 55, Register's Office for Davidson County, Tennessee, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No.2 as of record in book 421, page 51, said Register's Office, described as follows:

Beginning at the southeast corner of Iroquois Place and Belle Meade Boulevard; thence with the southerly margin of Iroquois Place eastwardly 200 feet; thence southwardly 217 feet, more or less, to a point 19 feet south of the southerly line of said Lot No.2; thence westwardly and parallel with the southerly margin of Iroquois Place 185 feet to the easterly margin of Belle Meade Boulevard northwardly 218.25 feet to the beginning. Refers to book 846, page 516, and book 991, page 688, Register's Office for said County.

Being the same property conveyed to R. Dana Brown and wife, Jane Tyne Brown, by deed from William C. Keyes and wife, Harriet S. Keyes, as of record in book 4743, page 150, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 1 day of Dec 1975

Affiant

My commission expires: 12-12-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4429 Iroquois Avenue, Nashville, Tennessee
(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, Harvey Stanford Sanders, and wife, Barbara Diane Sanders, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, Harvey Stanford Sanders and wife Barbara Diane Sanders and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* December, 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.*

R. Dana Brown
R. DANA BROWN

Jane Tyne Brown
JANE TYNE BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, R. Dana Brown, and wife, Jane Tyne Brown

the within named bargainor, 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 1st day of December, 1975.

Notary Public

Commission expires 12-12-76

PRICE NIMMO NOTARY PUBLIC LAW PLACE STATE OF TENNESSEE

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.....

110533-1

WARRANTY DEED

FROM

R. DANA BROWN and wife, JANE TYNE BROWN

TO

HARVEY STANFORD SANDERS and wife,

BARBARA DIANE SANDERS

This Instrument prepared by:
R. PRICE NIMMO, Attorney at
Law, Suite 308, 95 White Bridge
Road, Nashville, Tenn. 37205

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 26643

IDENTIFICATION REFERENCE

DEC 2 2 58 PM '75

FEE $ PAID
DAVIDSON COUNTY TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

DEC-2 75 CONV 90,000.00
DEC-2 75 CONV 40,000.00
DEC-2 75 S'TAX B* 338.00
DEC-2 75 PR'FEE B* .50
DEC-2 75 W'DEED B* 4.00 * 342.50