BOOK 4983 PAGE 213

ADDRESS NEW OWNERS:

Mr. & Mrs. Aubrey Lee Sanders
3306 Mimosa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:

First Federal Savings & Loan
Association of Nashville
Union & Fourth
Nashville, Tennessee 37219

MAP-PARCEL NOS.: _____

133-3
1/3
PW

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars and other valuable consideration, including the love and affection that I have for my wife, FRANCES W. SANDERS, I, AUBREY LEE SANDERS (hereinafter referred to as "Grantor"), have bargained and sold, and by these presents do transfer and convey unto FRANCES W. SANDERS (hereinafter referred to as "Grantee"), a tenancy by the entireties with myself in and to the following described real estate, it being my intention by this instrument to create such estate by the entireties in and to the entire interest in said property previously held by me individually, pursuant to Tennessee Code Annotated, Section 64-109, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the map of Glencoe Acres Subdivision, Sections I and II, as of record in Book 1835, page 137, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the easterly side of Mimosa Drive and runs back 225.5 feet on the north line and 237 feet on the south line to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to Aubrey Lee Sanders, Unmarried, by deed from A. S. Johnson of record in Book 2636, Page 627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2105, page 633, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1835, page 137, said Register's Office and to a Deed of Trust from Aubrey Lee Sanders, Unmarried, to Herschel Greer, Trustee, of record in Book 2584, page 461, Register's Office for Davidson County, Tennessee, dated February 5, 1957, recorded February 6, 1957, to secure the original principal sum of $9,300.00 and payable to Guaranty Mortgage Company of Nashville.

This is improved property know as 3306 Mimosa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land as a tenancy by the entireties with the Grantor, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title herein conveyed to said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 29th day of December, 1975.

Aubrey Lee Sanders
AUBREY LEE SANDERS

STATE OF TENNESSEE)

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COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AUBREY LEE SANDERS, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan. 24 1977

DEC29'75 MISC B* 4.00 * 4.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and love and affection.

AUBREY LEE SANDERS, AFFIANT

Sworn to and subscribed before me this 29th day of December, 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan. 24 1977

D 29947

IDENTIFICATION REFERENCE

DEC 29 2 45 PM '75

FELIX Z. WASSOM, REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
STEPHENSON AND LAMKEY
First Federal Building
Nashville, Tennessee 37219