THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

(CORPORATE FORM)

BOOK 4985 PAGE 187

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Sanders	Noel-Palmer Mortgage Co.	6DII-63583
(NAME) 513 Hilson Court	(NAME) P.O. Box 2546 2114 Parkway Towers	Map 161-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee, 37219	Par 112
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALPHA DEVELOPMENT CORPORATION *has bargained and sold, and does hereby transfer and convey unto the said* JAMES E. SANDERS, unmarried his ~~successors~~, *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*,

LAND in Davidson County, Tennessee, being Lot No. 34 on the plan of McMurray Woods Addition, Section One, of record in Plan Book 4675, pages 6 and 7, Register's Office for said County.

SAID Lot No. 34 fronts 36.67 feet on the easterly margin of Hilson Court and extends back 156.57 feet on the northerly line and 143.32 feet on the southerly line to a broken line in the rear, measuring 144.83 feet thereon.

BEING part of the same property conveyed to Alpha Development Corporation by deed from Murff Development Company of record in Book 4736, page 738, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,450.00

Subscribed and sworn to before me, this the 30th day of December 19 75

Affiant James E. Sanders

My commission expires: 4-8-79 (Affix Seal)

Notary Public Patricia S. Adams

unimproved ( )
This is improved (XX) property, known as 513 Hilson Court, Nashville, Tennessee, 37211
(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 Grantee, his ~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30th *day of* December, 19 75 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALPHA DEVELOPMENT CORPORATION

BY: James G. Blackard, Jr.

Charles G. Blackard, Jr.
Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles G. Blackard, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Alpha Development Corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of December, 1975.

Corinne B. Baker
Notary Public

Commission expires April 23, 1978

CORINNE B. BAKER NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ALPHA DEVELOPMENT CORPORATION

TO

JAMES E. SANDERS, unmarried

JAN-5-76	CONV	37,450.00			
JAN-5-76	S'TAX		B*	97.24	
JAN-5-76	PR'FEE		B*	.50	
JAN-5-76	W'DEED		B*	4.00	* 101.74

D 30725

IDENTIF. REFERENCE

JAN 5 10 53 AM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

Rec'd Bap CB

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219