WARRANTY DEED

BOOK 4999 PAGE 578

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James D. White, Et Ux (NAME)	Fidelity Federal Savings and Loan (NAME)	75-8
636 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	69
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

and other good and valuable consideration including the assumption of a first Mortgage Loan with a balance of Seventeen Thousand, Nine Hundred, Eight Four and Forty Five Cents ($17,984.45) payable to Fidelity Federal Savings and Loan, Nashville, Tennessee.

We, Patrick B. Sanders and wife, Rachel R. Sanders

have this day bargained and sold, and do hereby transfer and convey unto the said James D. White and wife, Margaret Ann White,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 222 on the Plan of Tulip Grove Subdivision, Section IV, as of record in Book 4175, Page 12, Register's Office For Davidson County, Tennessee.

SAID Lot No. 222 fronts 89 feet on the Southerly margin of Topeka Drive and extends back between two lines, 140.34 feet on the westerly line and 140.32 feet on the easterly line to a line in the rear, measuring 89 feet thereon.

BEING the same property conveyed to Patrick B. Sanders and wife, Rachel R. Sanders, by deed from John W. Fitzgerald and wife, Joanne L. Fitzgerald, as of record in Book 4724, page 696, Register's Office for said County.

2-25-76 C.O. 38,000.00
S.T. 98.80
R.F. .50
W.D. 4.00
103-30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 24 day of February 19 76.

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 639 Topeka Drive, Hermitage, 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 James D. White and wife, Margaret Ann White

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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said James D. White and wife, Margaret Ann White, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24 day of Feb 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patrick B. Sanders
PATRICK B. SANDERS

Rachel R. Sanders
RACHEL R. SANDERS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Patrick B. Sanders and wife Rachel R. Sanders 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 24 day of Feb, 1976.

PRICE NIMMO NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

Commission expires 12.12.76

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.....

WARRANTY DEED

FROM PATRICK B. SANDERS and RACHEL R. SANDERS

TO JAMES D. WHITE and MARGARET ANN WHITE

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

D 37356

D 37356

IDENTIF. REFERENCE

FEB 25 10 19 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238