This instrument prepared by:
Michael Franks, Attorney
Manier,White,Herod,Hollabaugh & Smith
230 Fourth Avenue North,7th Fl.
Nashville, Tennessee 37219

BOOK 5020 PAGE 241

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney M. B. Sandberg, et ux	John W. Murphree Company	Map. 173-1
(NAME:)	(NAME:)	
408 Carl Miller Drive	1283 Murfreesboro Road	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37217	F.Bk.5DU 6190
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00 *DOLLARS ,*

Cash in hand paid by Sidney M. B. Sandberg and wife, Barbara J. Sandberg, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain deed of trust executed by Larry S. Alexander and wife, Brenda K. Alexander to John W. Murphree, Trustee, dated August 23, 1974 and of record in Book 4848, page 215, R.O.D.C. and note of even date thereby secured in the original principal amount of $33,850.00 payable to John W. Murphree Company, assigned to Government National Mortgage Association of record in Book 4850, page 745, R.O.D.C., which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of the grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned;

We, Larry S. Alexander and wife, Brenda K. Alexander,

have bargained and sold, and by these presents do transfer and convey unto the said Sidney M. B. Sandberg and wife, Barbara J. Sandberg, (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. 21 on the Plan of Monte Carlo Estates, Section One, of record in Plan Book 4675, page 68, Register's Office for said county.

Said Lot No. 21 fronts 80 feet on the westerly margin of Carl Miller Drive and extends back 168.87 feet on the northerly line and 230.20 feet on the southerly line to a dead line in the rear, measuring 147.47 feet thereon.

Being the same property conveyed to Larry S. Alexander and wife, Brenda K. Alexander by deed from Brent Valley Builders, Inc., of record in Book 4848, page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Restrictions of record in Book 4781, page 858, Register's Office of Davidson County, Tennessee.

2. Plan of record in Book 4675, page 68, said Register's Office, showing an owner's certificate, a 30-foot minimum building setback line from Carl Miller Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $38,725.00

Subscribed and sworn to before me, this the 29th day of April 19 76

Affiant

My commission expires: My Commission Expires Sept. 8, 1979
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

3. A 2.5 x 25-foot utility anchor easement located on the north corner of said lot.

unimproved ( )
This is improved (X) property, known as 408 Carl Miller Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

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.* except for 1976 taxes which are prorated and assumed by the grantees and as otherwise noted herein.

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.*

Witness our *hand* s *this* 29th *day of* April, *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.*

Larry S. Alexander

Brenda K. Alexander

Sidney M.B. Sandberg

Barbara J. Sandberg

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angela S. Powers, a Notary Public in and for said County and State, the within named Larry S. Anexander and wife, Brenda K. Alexander

the bargainors, 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, Davidson County, Tennessee, this 29th day of April, 1976.

Angela S. Powers, Notary Public.

Commission Expires My Commission Expires Sept. 8, 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angela S. Powers, a Notary Public in and for said County and State, the within named Sidney M. B. Sandberg and wife, Barbara J. Sandberg

the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, this 29th day of April, 1976.

Angela S. Powers, Notary Public.

Commission Expires My Commission Expires Sept. 8, 1979.

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.....

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WARRANTY DEED

FROM

Larry S. Alexander, et ux

TO

Sidney M. B. Sandberg, et ux

D 4 6 9 2 8

IDENTIF. REFERENCE

APR 29 2 55 PM '76

FELIX E. ALLISON JR. REGISTER
DAVIDSON COUNTY, TENN.

CONV 38,725.00

APR 29 76 S'TAX B* 100.62

APR 29 76 FRFEE B* .50

APR 29 76 M'DEED B* 8.00 * 109.12

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Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201