New Owner Address &
Send Tax Bills To:

Ashton G. Sanders, etux
2915 Dickerson Rd.
Nashville, Tenn.

This instrument prepared by:
Yelton & Turner
Attorneys at Law
Mt. Juliet, Tennessee

WARRANTY DEED

BOOK 5021 PAGE 535

THIS INDENTURE made and entered into on this the 19th day of APRIL 1976, by and between

124
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PW

DREXEL SMALLWOOD AND WIFE,

DELOIS SMALLWOOD

hereinafter referred to as the GRANTORS, and

ASHTON G. SANDERS AND WIFE,

EVELYN J. SANDERS

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTORS BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4th Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the western margin of Farm Road 600 feet from the intersection with Pugh Road and at the northeast corner of Tract # 1; thence N 86° 30' W 883.7 feet to an iron pin; thence N 3° 30' E 325 feet to an iron pin; thence S 86° 30' E 889.8 feet to a point in the western margin of Farm Road; thence S 5° 00' E 325.0 feet along said road to the point of beginning and containing 6.6 acres more or less.

Being a part of the same property conveyed to Drexel Smallwood and wife, Delois Smallwood by deed dated, December 16, 1969 from James Cecil Hart, et ux, of record in Deed Book 4386, Page 873, Register's Office for Davidson County, Tennessee.

Possession to be given on Date of Deed.

1976 Taxes to be paid by Grantee.

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $16,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Ashton G. Sanders

Subscribed and sworn to before me this the 20th day of April 19 76

Notary Public Bonnie S. Williams

PUBLIC
DAVIDSON COUNTY

C. E. 3-5-77

GUY E. YELTON
ATTORNEY-AT-LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered,

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

D 47504

IDENTIF. REFERENCE

MAY 4 11 43 AM '76

REGISTER DAVIDSON COUNTY, TENN.

Drexel Smallwood

Delois Smallwood

MAY-4-76 CONV 16,000.00

MAY-4-76 S'TAX B* 41.60

MAY-4-76 PR'FEE B* .50

STATE OF TENNESSEE

COUNTY OF Wilson W'DEED B* 4.00 * 46.10

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

DREXEL SMALLWOOD AND WIFE, DELOIS SMALLWOOD

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tenn. on this the 19th, day of APRIL, 1976.

Darlene Taylor Marsh

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-1-78

DARLENE TAYLOR NOTARY PUBLIC WILSON COUNTY, TN.