BOOK 5021 PAGE 718 Loan # 560175-5

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Roy A Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 19 76.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY A. SANDERS (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
633 Gibson Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	51-4
Madison (CITY) Tennessee (STATE) 37115 (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	40 pm

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herbert Clouse, Jr. and wife, Mildred Maxine Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy A. Sanders and wife, Darlene C. Sanders

HEREINAFTER CALLED 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. 15 on Dale Heights as of record in Book 2330, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Gibson Drive at the corner of Lots Nos. 14 and 15; thence with the line between said lots, easterly 229.6 feet to the west margin of the L. & N. Railroad, as presently used; thence with the margin of the same, northerly 161 feet to the south margin of Norman Drive, thence with the margin of the same, westerly 212.6 feet to the beginning of a curve; thence around said curve, southwesterly 37.19 feet to the easterly margin of Gibson Drive; thence with the margin of the same, southerly 158 feet to the point of beginning.

Being the same property conveyed to Herbert Clouse, Jr. and wife, Mildred Maxine Clouse by deed from M. C. Davis and wife, Mary Esraleen Davis of record in Book 4471, page 351, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 633 Gibson Drive (House Number) (Street) (P. O. Address) Madison (City or Town) 37115 (Postal Zip)

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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 3rd day of May, 19 76

Herbert Clouse Jr. Mildred Maxine Clouse

STATE OF TENNESSEE
Davidson County

BOOK 5021 PAGE 719

Personally appeared before me, Joan E. Stallings, a Notary Public in and for said County and State, the within named Herbert Clouse, Jr. and wife, Mildred Maxine Clouse

the bargainor S, 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 3rd day of May 1976

Commission expires April 27 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

Loan # 560175-5

WARRANTY DEED

FROM

Herbert Clouse, Jr., and wife, Mildred Maxine Clouse

TO

Roy A. Sanders and wife, Darlene C. Sanders

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 47584

IDENTIF. REFERENCE

MAY 4 2 57 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

	CONV	32,500.00			
STATE			6*	84.50	
MAY-4-76	TRFEE		6*	.50	
	DEED		6*	4.00	* 89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.