BOOK 5029 PAGE 182

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42000.00

* (Not Affixed)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 11-20-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick B. Sanders (NAME)	Fidelity Federal Savings & Loan (NAME)	75-E
628 Topeka Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	71
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	pw

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, August D. Thau and wife, Grace S. Thau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick B. Sanders and wife, Rachel R. 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. 220, on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 220 fronts 89.0 feet on the southerly side of Topeka Drive and extends back 140.37 feet on the westerly line and 140.35 feet on the easterly line, to a line in the rear on which it measures 89.0 feet.

Being the same property conveyed to August D. Thau and wife, Grace S. Thau by deed from Johnson Homes, Inc. a Tennessee corporation, as of record in Book 4342, page 348, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4342, page 350, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 628 Topeka Drive, Hermitage, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (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 21st day of May, 1976

August D. Thau

Grace S. Thau

PREPARED FROM INFORMATION
AND DOCUMENTS PROVIDED BY
THE PARTIES

STATE OF TENNESSEE
Davidson County

BOOK 5029 PAGE 183

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named August D. Thau and wife, Grace S. Thau

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 21st day of May, 1976.

Commission expires 11-20-1976

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
August D. Thau et ux

TO
Patrick B. Sanders et ux

D 50947

T

IDENTIF. REFERENCE

MAY 26 11 23 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
NASHVILLE, TENN. 37214

MAY26'76	CONV	42,000.00			
MAY26'76	S'TAX		B*	109.20	
MAY26'76	PR'FEE		B*	.50	
MAY26'76	W'DEED		B*	4.00	* 113.70