BOOK 5030 PAGE 954

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,825.76

John Keith Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union Street, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Keith Sanders et ux (NAME)	First Federal Savings & Loan (NAME)	3D-4885
2227 Craigmeade Circle (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	Map 95-2
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par. 152

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, GREGORY M. WILLIS AND WIFE, PATRICIA L. WILLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN KEITH SANDERS AND WIFE, SUSAN L. 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. 35 on the plan of Craigmeade Subdivision, of record in Plan Book 2900, page 121, Register's Office for said County.

SAID Lot No. 35 fronts 207.4 feet on the southeasterly margin of Craigmeade Circle and extends back 225.0 feet on the northeasterly line and 225.0 feet on the southwesterly line to a dead line in the rear, measuring 148.2 feet thereon.

BEING the same property conveyed to Gregory M. Willis and wife, Patricia L. Willis by deed from Fred L. Clinard and wife, Mary Ann Clinard of record in Book 4944, page 19, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Association of record in Book 4657, page 949, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved (X) improved property, known as 2227 Craigmeade Circle (House Number) (Street) Nashville, TN. 37214 (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 28th day of May, 19 76

Gregory M. Willis — Patricia L. Willis

Gregory M. Willis — Patricia L. Willis

STATE OF TENNESSEE
Davidson County

BOOK 5030 PAGE 955

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory M. Willis

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 76

Commission expires 2-5-1977

George H. Dewhorn
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

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WARRANTY DEED

FROM
Gregory M. Willis and wife,

TO
Patricia L. Willis

John Keith Sanders and wife,
Susan L. Sanders

IDENTIF. REFERENCE

JUN 2 11 48 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-2-76	CONV	48,925.76			
JUN-2-76	S'TAX		B*	126.88	
JUN-2-76	PR'FEE		B*	.50	
JUN-2-76	W'DEED		B*	4.00	* 131.38

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Willis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1976.

Commission expires: 11-30-76

Patricia L. Willis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE