BOOK 5032 PAGE 458

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Schlenker and wife Kathleen E.Schlenker	Guaranty Mortgage Company	145-2
(NAME) 4718 Chalmers Drive	(NAME) First American Center	#10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN	16D,A-30541
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Co. and secured by a deed of trust in Book 3625, page 470, said Register's Office, and the assumption of the escrow account therewith

ROBERT T. SANDERS and wife, GENE MCG. SANDERS

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES D. SCHLENKER and wife, KATHLEEN E. SCHLENKER
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 Seven Hills Subdivision, Section 9, of record in Book 3500, page 29, Register's Office for said County.

Said Lot No. 1 fronts 164.76 feet on the easterly side of Chalmers Drive, as measured around a curve, and extends back 222.5 feet on the north line and 261.1 feet on the southwesterly line to a dead line in the rear on which it measures 320.30.

Being the same property conveyed to Robert T. Sanders and wife, Gene McG. Sanders , by deed from Ervin M. Entrekin, Trustee, of record in Book 3612, page 249, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me, this the 7th day of June 19 76

My commission expires 4/27/77 (Affix Seal)

Affiant

Notary Public

This is unimproved (X) improved property known as 4718 Chalmers Drive, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES D. SCHLENKER and wife, KATHLEEN E. SCHLENKER
their

(successors),

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes, deed of trust in BK.3625, p.470;restrictions in BK.3612,p.330;plan of record in BK.3500,p.29

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES D. SCHLENKER and wife, KATHLEEN E. SCHLENKER
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 7th *day of* June, 1976., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert T. Sanders

Gene McG. Sanders

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Robert T. Sanders and wife, Gene McG. Sanders

the within named 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 7th day of June, 19 76

Gail Pigg
Notary Public

Commission Expires 4/27/77

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 _____

JUN-76	CONV	68,500.00			
JUN-76 S'TAX			B*	178.10	
JUN-76 PR'FEE			B*	.50	
JUN-76	W'DEED		B*	4.00	* 182.60

WARRANTY DEED

FROM
Robert T. Sanders et ux

TO
James D. Schlenker

D 52432

T
IDENTIF. REFERENCE

JUN 7 1 29 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238