THIS INSTRUMENT PREPARED BY: Thomas M. Black, Attorney, Suite 108, 223 Madison Str
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5042 PAGE 635

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Stone, et ux	same	
(NAME)	(NAME)	M 18
317 Downeymeade Dr.	(STREET ADDRESS)	P 75
(STREET ADDRESS OR ROUTE NUMBER)		
Donelson, Tenn. 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

STEPHEN C. SANDERS AND WIFE, ROSE MARIE SANDERS

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN M. STONE AND WIFE JOYCE STONE

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on the unrecorded survey of Harold H. Cole, Surveyor, dated March 15, 1974, described as follows:

BEGINNING in the north margin of Brick Church Pike at the southeast corner of said tract, being the southwest corner of Tract No. 2 heretofore conveyed to James V. Lackey, et ux, Joyce B. Lackey, by deed of record in Book 4856, page 712, Register's Office for Davidson County, Tennessee, thence along the north margin of Brick Church Pike N 85° 51' W 133.0 feet to a point; thence N 82° 28' W 42.0 feet to a point, being the southwest corner of this tract; thence N 4° 19' E 719.06 feet to a point; thence S 85° 34' E 180.06 feet to a point; thence S 4° 00' W 719.97 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Stephen C. Sanders and wife, Rose Marie Sanders, by deed from Goodlettsville Construction Company, Inc., of record in Book 4922, page 714, 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 $ 12,500.00

Subscribed and sworn to before me, this the 28th day of June 19 76

John M Stone
Affiant

My commission expires: 10-24-77 (Affix Seal)

M. P. Ten Boltheis
Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Grantees, 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 as appears of record.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of June, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Stephen C. Sanders

x Rose Marie Sanders

STATE OF ~~TENNESSEE~~ Missouri }
COUNTY OF ~~DAVIDSON~~ St. Louis }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen C. Sanders and wife, Rose Marie 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 St Louis Mo. ~~Tennessee~~
this 30th day of June, 19 76.

WILLIAM FRED WEIL NOTARY PUBLIC ST. LOUIS COUNTY, MO.

Commission expires 2-26-1979 William Fred Weil Notary Public

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.....

JUL-7 76 CONV 12,500.00
JUL-7 76 S'TAX B* 32.50
JUL-7 76 PR'FEE B* .50
JUL-7 76 W'DEED B* 4.00 * 37.00

WARRANTY DEED

FROM
Stephen C. Sanders & wife Rose Marie Sanders

TO
John M. Stone and wife, Joyce Stone

D 57057

IDENTIF. REFERENCE

JUL 7 9 09 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115