WARRANTY DEED

BOOK 5053 PAGE 575

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. & Martha S. Sanford	Wm.E. & Martha S. Sanford	84-11-69
(NAME)	(NAME)	
2233 Maplecrest Drive	2233 Maplecrest Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37214	Nashville 37214 Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $ 14,000.00----------

Fourteen Thousand and no/100----------*Dollars,*

Elizabeth F. Sanford and husband, Charles A. Sanford

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

William E. Sanford et ux, Martha S. Sanford ----------

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

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Maplecrest Subdivision, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No 42 fronts 70 feet on the southerly side of Maplecrest Drive and runs back between parallel lines 150.8 feet to a dead line on which it measures 70 feet.

Being the same property conveyed to Elizabeth F. Sanford by deed from Roger D. Cates and wife, Peggy S. Cates, of record in Book 4608, page 3, Register's Office for Davidson County, Tennessee.

SUBJECT TO first mortgage loan by Dobson & Johnson, Inc., Loan No. 14487, with balance, after May 1, 1976 payment, of $9,951.47.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 1st day of May, 19 76

My commission expires: 8/1/79 (Affix Seal)

x William E. Sanford
Affiant

Al Hersh
Notary Public

AL HERSH NOTARY PUBLIC TENN.

This is (unimproved) (improved) (x) property, known as 2233 Maplecrest Drive, Nashville, Tenn. 37214
(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

Elizabeth F. Sanford and husband, Charles A. Sanford ----------

----------their *(successors), heirs and assigns forever.* who *covenant that* they 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 first mortgage loan, No. 14487, to Dobson & Johnson, Inc., as noted hereinabove.

They *further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to said real estate to said* William E. Sanford et ux, Martha S. Sanford

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

Witness our hand s this 1st day of May 19 76

prepared by
A. L. Hersh
Harding Pl.
Nashville,
Tennessee

Elizabeth F. Sanford
Charles A. Sanford

BOOK 5053 PAGE 576

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Al Hersh, a Notary Public in and for said County and State, Elizabeth F. Sanford and Charles A. Sanford

the within named bargainors, 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 10th day of May, 19 76

Al Hersh
Notary Public

Commission expires 8/18/1979

A. HERSH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

AUG-3%	CONV	T4,000.00				
AUG-3% S'TAX			B*	36.40		
AUG-3% PR'FEE			B*	.50		
AUG-3%	W'DEED		B*	4.00	*	40.90

WARRANTY DEED

FROM
Elizabeth F. Sanford and Charles A. Sanford

TO
William E. Sanford et ux, Martha S. Sanford

May 1, 1976

D 61581

IDENTIF. REFERENCE

AUG 3 1 46 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2056
NASHVILLE, TENNESSEE