This instrument was prepared by Milton W. Smith, Jr. Attorney At Law, 3815 Cleghorn Avenue, Nashville, Tennessee 37215.

mail

BOOK 5065 PAGE 96

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Viola R. Sanders and	(same)	Map 26-10
(NAME) Brent M. Sanders	(NAME)	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER) 611 Wade Circle Goodletsville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)----------Dollars,

cash in hand paid by the said Grantee, hereinafter named; and other good and valuable consideration, the receipt of which is hereby acknowledged,

Franklin Spencer Ward, and wife, Cecelia R. Ward, hereinafter called Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Viola R. Sanders and Brent M. Sanders, as tenants in common, hereinafter called Grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Terra View Subdivision, Revised, of record in Book 1424, page 4, Register's Office for said County.

Said Lot No. 49 fronts 95 feet on the southside of Wade Circle north and runs back between lines, measuring 234 feet on its westerly line and 205 feet on its easterly line to a line in the rear measuring 72.5 feet thereon.

Being the same property devised to Franklin Spencer Ward by Will of Mary Elizabeth Outlaw, deceased, of record in Will Book 107, page 326, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the setback lines, easements, and limitations as shown on the Plan of record in Book 1424, page 4, said Register's Office.

MILTON W. SMITH JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,950.00

Subscribed and sworn to before me, this the 1ST day of September 19 76

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 611 Wade Circle, Goodletsville, Tennessee.
(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 stated above, and 1976 taxes which have been prorated and payment thereof assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

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

Witness our hand S this 1ST day of September, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Franklin Spencer Ward
Franklin Spencer Ward

Cecelia R. Ward
Cecelia R. Ward

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Franklin Spencer Ward and wife, Cecelia R. Ward

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 1ST *day of* September, *19* 76.

Marion W. Smith
Notary Public

Commission expires Nov 26, 1979

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 ...

SEP-2 76	CONV	26,950.00		
SEP-2 76	S'TAX		B* 69.94	
SEP-2 76	PR'FEE		B* .50	
SEP-2 76	W'DEED		B* 4.00	* 74.44

WARRANTY DEED

FROM Franklin Spencer Ward and wife, Cecelia R. Ward

TO Viola R. Sanders and Brent M. Sanders

D 66310

IDENTIF. REFERENCE

SEP 2 3 15 PM '76

FELIX ... REGISTER
DAVIDSON ... TY. TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS