| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Beverly Morris King and | First Federal Savings & Loan | |
| Julia Nai King (NAME)<br>405 Hamblen Drive | (NAME)<br>Union at Fourth | 72-4 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Madison, Tennessee 37115 | (STREET ADDRESS)<br>Nashville, Tennessee 37219 | 30 Pt |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

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;

I,

Arthur H. Sanders, unmarried

SEP 20 76 CONV 30,000.00
SEP 20 76 S'TAX B* 78.00
SEP 20 76 PR'FEE B* .50
SEP 20 76 W'DEED B* 4.00 * 82.50

have bargained and sold, and by these presents do transfer and convey unto the said Beverly M. King and wife, Julia Mae King

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 92 on the Plan of Primrose Acres, of record in Book 2663, pages 106 and 107, Register's Office for said County.

Said Lot No. 92 fronts 100 feet on the southerly side of Hamblen Drive and extends back 241.2 feet on the easterly line and 260.2 feet on the westerly line to a dead line measuring 102 feet thereon.

Being the same property conveyed to Arthur H. Sanders and wife, Winnie B. Sanders, by deed from Ruby Pauline Carter Batts and Hattie M. Wilkins, of record in Book 4852, page 996, said Register's Office. The said Winnie B. Sanders having since died.

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This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (XX property, known as 405 (House Number) Hamblen Drive (Street)
Madison, Tennessee (City or Town) 37115 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 14th day of September, 1976.

Arthur H. Sanders

ARTHUR H. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James D. Huddleston, a Notary Public in and for said County and State, the within named Arthur H. Sanders, unmarried

the bargainor, 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 14th day of September, 1976.

My commission expires 5-1-79 Notary Public James D. Huddleston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Beverly M King

Sworn to and subscribed before me
this 14th day of September, 1976.

My commission expires 5-1-79 Notary Public James D. Huddleston

| This instrument was prepared by: | |
|---|---|
| Name | Address |

This instrument prepared by
STEPHENSON AND LINDSEY
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

ARTHUR H. SANDERS

TO

BEVERLY M. KING and wife,

JULIA MAE KING

D 68728

IDENTIF. REFERENCE

SEP 20 2 09 PM

FEE [illegible] REC'D
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219