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BOOK 5075 PAGE 247

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

IDENTIF. REFERENCE

OCT 5 10 55 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

10,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23TH DAY OF SEPTEMBER, 1976

Notary Public

MY COMMISSION EXPIRES: 11-13-79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecelia Garcia (NAME)	(NAME)	71-16
1702 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA-43569

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Emma R. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecelia Garcia and Marcella Crawford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the northerly (50) fifty feet of lot No. 7 of Trinity Heights Plan in the 17th District, as of record in Book 161, page 38, the said northerly (50) fifty feet fronts (50) fifty feet on west side of Lischey Ave. , and thence westerly 165 feet to an alley; thence with said alley southwardly 50 feet; thence eastwardly 165 feet to the beginning.

Being the same property conveyed to A. A. Sanders and wife, Emma Belle Sanders by deed from R. L. Whitefield and wife, L. G. Whitefield recorded in Book 411, page 132, Register's Office for said County, the said A. A. Sanders having since died.

THIS conveyance is subject to any and all existing easements of record.

OCT-5'76	CONV	10,800.00			
OCT-5'76	S'TAX		B*	28.08	
OCT-5'76	PR'FEE		B*	.50	
OCT-5'76	W'DEED		B*	4.00	* 32.58

This is improved (XX) unimproved ( ) property, known as 1702 Lischey Avenue (House Number) (Street) Nashville, Tn. (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 ~~my~~ hand this 28TH day of SEPTEMBER, 1976

Emma R. Sanders

Emma R Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma R. Sanders

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28TH day of SEPTEMBER 19 76

Commission expires 11-13-1979

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Emma R. Sanders

TO

Cecelia Garcia

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217