BOOK 5073 PAGE 152

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-294	CHARLES STEPHEN SANDERSON, ET UX	GUARANTY MORTGAGE COMPANY P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 29751
8DA-32081	6421 Futura Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the present balance now due, plus future interest, on a certain note dated February 1, 1974, in the original principal sum of $23,500.00, payable as therein set forth to Guaranty Mortgage Company of Nashville, said note being secured by a deed of trust executed by Loyd V. Draper and wife, Leanne Draper, to Herschel Greer, Trustee, of record in Book 4785, page 671, said Register's Office; we,

OCT 18 76 CONV 29,489.82
OCT 18 76 S TAX B* 76.70
OCT 18 76 PR FEE B* .50
OCT 18 76 RECD B* 4.00 * 81.20

LOYD V. DRAPER AND WIFE, LEANNE DRAPER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES STEPHEN SANDERSON AND WIFE, DEBRA L. SANDERSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Section 1, Foundry Heights, as of record in Book 3600, page 16, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Futura Drive, at the corner of Lots 11 and 12; thence with the line between said lots, westerly 132.57 feet to a corner of Lot No. 10; thence with the line between lots 10 and 11, southerly 126.97 feet to the north margin of Futura Court; thence with the margin of the same, as follows: Easterly 27.74 feet to a concrete monument; easterly 27.73 feet to a concrete monument; easterly 23.33 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly 25.08 feet to a point in the margin of Futura Drive; thence with the margin of the same, northerly 70 feet to the beginning.

Being the same property conveyed to Loyd V. Draper and wife, Leanne Draper, by deed from Finis H. Black and wife, Norma B. Black, of record in Book 4785, page 669, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to restrictions of record in Book 3578, page 493, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as hereinbefore stated.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of October, 1976.

Loyd V. Draper
LOYD V. DRAPER

Leanne Draper
LEANNE DRAPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5079 PAGE 133

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Loyd V. Draper and wife, Leanne Draper,

the 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 Nashville, Tennessee, this, the 15th day of October, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 29484.82

Affiant Charles S. Sanderson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October 19 76

MY COMMISSION EXPIRES 7/27/77 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:jpr

FROM
LOYD V. DRAPER AND WIFE,
LEANNE DRAPER

TO
CHARLES STEPHEN SANDERSON
AND WIFE,
DEBRA L. SANDERSON

D 72880

IDENTIFICATION

Oct 18 2 34 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public