BOOK 5081 PAGE 444

THIS INSTRUMENT PREPARED BY
Mail Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard F. Warren, Jr. and wife, Cathy L. Warren	Fidelity Federal Savings & Loan Assn. (NAME)	130-11-122
4501 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	7DA-50935
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4798, page 509, Register's Office of Davidson County, Tennessee which was assigned to Fidelity Federal Savings & Loan Association of record in Book 4943, page 307, Register's Office of Davidson County, Tennessee.

We, Richard F. Warren, Jr. and wife, Cathy L. Warren

have this day bargained and sold, and do hereby transfer and convey unto the said Charles J. Sanders, III, and wife, Mary Virginia J. Sanders, their

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

Being Lot No. 5 and the southerly part of Lot No. 4 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County described as follows:

Beginning at a point in the westerly margin of Wayland Drive at the corner of Lots 5 and 6; thence with the margin of Wayland Drive, northerly 125.28 feet to a point which is .5 feet north from the common northerly corner of Lots 4 and 5; thence North 73° 34' West, partly along the north line of a rock wall, 139.4 feet to a point; thence North 80° 19' West 494 feet to the common westerly corner of Lots 4 and 5; thence southerly 80 feet to the corner of Lot 6; thence with the line between Lots 5 and 6, easterly 607.5 feet to the point of beginning.

Being the same property conveyed to Charles J. Sanders, III and wife, Mary Virginia J. Sanders by deed from J. Richard Chambers and wife, Linda Hofmann Chambers of record in Book 4798, page 507, Register's Office for Davidson County, Tennessee.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 25 day of October, 19 76

Affiant Richard F. Warren, Jr.

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4501 Wayland Drive, Nashville, 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 Richard F. Warren and wife, Cathy L. Warren, 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 on the back of this document.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard F. Warren, Jr. and wife, Cathy L. Warren, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* October, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Charles J. Sanders, III
Charles J. Sanders, III

+ Mary Virginia J. Sanders
Mary Virginia J. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR., a Notary Public in and for said County and State, Charles J. Sanders, III and wife, Mary Virginia J. Sanders

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, Davidson County this 25th day of October, 19 76

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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.....

This conveyance is made subject to the following encumbrances:

1. 1976 Taxes
2. Restrictions filed for record in Book 1850, page 271, said Register's Office.
3. Deed of trust of record in Book 4798, page 509, Register's Office of Davidson County, Tennessee, which was assigned to Fidelity Federal Savings & Loan Association and is of record in Book 4943, page 307, Register's Office of Davidson County, Tennessee.
4. The recorded plan shows an Owner's Certificate, a 75-foot setback line from Wayland Drive, a 10 foot easement for public utilities along the west rear line and an anchor easement 2-1/2 x 20 feet on Wayland Drive at the south front corner.

OCT26'76	CONV	56,000.00			
OCT26'76	S'TAX		B*	145.60	
OCT26'76	PR'FEE		B*	.50	
OCT26'76	W'DEED		B*	4.00	* 150.10

WARRANTY DEED

FROM
Charles J. Sanders III and wife, Mary Virginia J. Sanders

TO
Richard F. Warren, Jr. and wife, Cathy L. Warren

D 74012

IDENT REFERENCE

OCT 26 10 06 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238