BOOK 5083 PAGE 629

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Robert E. Seaborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 1976

Brian [illegible]
Notary Public

MY COMMISSION EXPIRES: 7-14-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Seaborn (NAME)	Baker Mortgage Corporation (NAME)	4D 21705
Rte. 1, Pugh Road (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. Suite 200 (STREET ADDRESS)	124
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	007

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, Ashton G. Sanders et ux Evelyn B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Seaborn et ux Carolyn M. Seaborn

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 a certain tract of land and all improvements located in the 4th Civil District of Davidson County, Tennessee, recorded in Book 5021, Page 535, Register's Office for said County, more described, to-wit: BEGINNING at a point in the westerly margin of a Farm Road, said point being 600 feet north of Pugh Road; thence N 86° 30' W 883.7 feet to a point; thence N 3° 30' E 325 feet to a point; thence S 86° 30' E 889.8 feet to a point in the westerly margin of a Farm Road; thence S 5° E 325 feet with said Farm Road to the point of beginning.

BEING the same property conveyed to Ashton G. Sanders et ux Evelyn B. Sanders by deed from Drexel Smallwood et ux Delois Smallwood as of record in Book 4900, Page 330, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as Rte. 1, Pugh Road, Hermitage, TN 37076
(House Number) (Street) (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 our hands this 25th day of October, 1976

ASHTON G. SANDERS: Ashton G. Sanders

EVELYN B. SANDERS: Evelyn B. 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 Ashton G. Sanders et ux Evelyn B. Sanders

the 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 25th day of October, 1976

Commission expires 7-19-79

Notary Public

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

FILE BOX 3

WARRANTY DEED

FROM
ASHTON G. SANDERS ET UX

TO
ROBERT F. SEABORN ET UX

D 75058

IDENTIF. REFERENCE

Nov 1 11 20 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV-1 76	CONV	27,000.00			
NOV-1 76	S'TAX		8*	70.20	
NOV-1 76	PR'FEE		8*	.50	
NOV-1 76	W'DEED		8*	4.00	* 74.70