BOOK 5031 PAGE 391

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 19 76.

Notary Public

MY COMMISSION EXPIRES: 1-30-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald C. Sanders	Realty Mortgage, Inc.	18W 09400
(NAME)	(NAME)	
1001 Dew Street	1925 Century Blvd., N.E.	93-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Atlanta, Georgia 30345	84
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Eldred David Montgomery et ux Bobbie Carolyn Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald C. Sanders et ux Joan Sanders

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 part of Lots 38 and 39 on the Plan of the subdivision of Lot No. 3, N.H. Hobson's Lands as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee and also being part of Lot No. 8 on an unrecorded map of Smith and Bishop's Subdivision of Lots 38 to 45, 58, 59, & 60 of said recorded plan. More fully described according to a survey by John Kohl, dated November 11, 1976 as follws:

Beginning at a point on the easterly margin of South Tenth Street; thence with said margin North 129.54 feet more or less to the southerly margin of an alley; thence with said alley 81.9 feet to a point; thence southerly 150 feet to the northerly margin of Dew Street; thence westerly following a curve with a radius of 62 feet more or less to the point of beginning.

BEING the same property conveyed to Eldred David Montgomery et ux Bobbie Carolyn Montgomery by deed from John L. Hale et ux Jewell Pitt Hale as of record in Book 4572, Page 941, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1001 Dew Street Nashville, Tennessee 37206
(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 18TH day of NOVEMBER, 19 76

Eldred David Montgomery — Eldred David Montgomery

Bobbie Carolyn Montgomery — Bobbie Carolyn Montgomery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eldred David Montgomery et ux Bobbie Carolyn Montgomery

the bargainer[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 18TH day of NOVEMBER, 19 76

Commission expires 1/29/79

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

D 7 8 7 1 1

WARRANTY DEED

FROM Eldred David Montgomery

TO Gerald C. Sanders

IDENTIF. REFERENCE

Nov 26 12 18 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

11/26/76	CONV	17,500.00		
11/26/76	S'TAX		B*	45.50
11/26/76	PR'FEE		B*	.50
11/26/76	W'DEED		B*	.00
11/26/76	W'DEED		B*	4.00
			*	50.00