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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Sarah J. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 1976

Brenda Jane Bigelow
Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JANE C. FRANKS, ATTORNEY 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Hamilton (NAME)	Same (NAME)	83-9
1016 Woodland St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 216
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18 W 2870

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, Joe Kraft and First American National Bank, Co-Trustees Under the Will of Rose Sanderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah J. Hamilton

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:

Land in Davidson County, Tennessee, being parts of lots Nos. 217 and 218 on the plan of East Edgefield, as of record in book 21, page 147, Register's Office for said County, described as follows: Beginning on the Southeast margin of Woodland Street at a point 87 feet West from the Southwest corner of said Street and 11th. Street, and running thence with the Southeast margin of Woodland Street, Southwestwardly 50 feet; thence Southwardly and parallel with the Easterly margin of the first alley West of 11th. Street, 104 feet, more or less, to the line between lots 216 and 217; thence with the line between said two lots, Eastwardly 43.4 feet, more or less, to a point 74 feet Westwardly from the Westerly margin of said 11th. Street; thence Northwardly and parallel with said alley, 135 feet, more or less, to the beginning.

Being the same property conveyed by Installment Deed to William Sanderson and wife, Rosa Sanderson from Effy Sory, said deed dated May 11, 1925 of record in Book 658, page 787, Register's Office for Davidson County, Tennessee. The said William Sanderson having since died in 1958, and the said Rose Sanderson having died in 1971; said property being conveyed to Joe Kraft and First American National Bank, Co-Trustees under the Will of Rose Sanderson, probated October 4, 1971 under Probate Court Rule No. 56376.

Rosa Sanderson and Rose Sanderson was one and the same person.

unimproved ( ) This is improved (X) property, known as Field Book 18W02870, Woodland Street, Nashville, TN
(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 2nd day of December, 1976

First American National Bank, Co-Trustee Under the Will of Rose Sanderson,
By: Brannon Huddleston, VICE PRES & TRUST OFFICER
but no further or otherwise.

Joe Kraft, Co-Trustee Under the Will of Rose Sanderson, but no further or otherwise.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joe Kraft, Co-Trustee under the Will of Rose Sanderson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December 19 76

Commission expires February 25, 1979

Dorothy Ellen Hendrickson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Brannon Haddleston and ____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the Vice President and Trust Officer and ____ respectively of the First American National Bank Co-Trustee the within named bargainor, a corporation, and that (he) (they) as such Vice President and Trust Officer 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 Nashville, Tn. on this the ____ day of Dec., 19 76.

My commission expires MY COMMISSION EXPIRES MAY 22 1979

Notary Public

WARRANTY DEED

FROM
Joe Kraft and First American National Bank, Co-Trustees under the Will of Rose Sanderson

TO
Sarah J. Hamilton

D80260

IDENTIF. REFERENCE

DEC 8 10 56 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-8 76	CONV	27,500.00			
DEC-8 76 S'TAX			B*	71.50	
DEC-8 76 PR'FEE			B*	.50	
DEC-8 76	W'DEED		B*	4.00	* 76.00