BOOK 5095 PAGE 718

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Patrick Lafferty, et ux (NAME)	Ronald Patrick Lafferty et ux (NAME)	83-5
226 Capital View Dr. (STREET ADDRESS OR ROUTE NUMBER)	226 Capital View Dr. (STREET ADDRESS)	166 21
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of 10.00 Dollars,

cash in hand paid by the grantee, hereinafter named and other good and valuable considerations the receipt of which is hereby acknowledged.

We, James C. Sanders and wife Edna Wehby Sanders, hereinafter called the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald Patrick Lafferty, and wife, Jeannie Elaine Lafferty, hereinafter called the grantees

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

Being Lot No. 15 on the map of house and Simonton's Subdivision of certain Lots in Stratton and Seymour's addition to Edgefield, now East Nashville, of record in Book 57, page 137, Register's Office for said County.

SAID Lot fronts 50 feet on the north side of Mansfield Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to James C. Sanders and wife Edna Wehby Sanders, by deed from Mattie E. Schild of record in Book 1404 Page 606, Register's Office for Davidson County, Tennessee

THIS INSTRUMENT PREPARED BY:
Mead & Mead, Attys.
Cumberland Office Bldg. Suite 101
101 Cumberland Ave
Madison, Tenn. 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,950.00

Subscribed and sworn to before me, this the 7th day of December 19 76

Affiant

My commission expires: 10-26-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1013 Mansfield Ave., 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 grantees, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 7th day of December, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES C. SANDERS

EDNA WEHBY SANDERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Virginia D. Caldwell *a Notary Public in and for said County and State,* James E. Sanders and wife Edna Valley Sanders

the within named 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 1 *day of* December, 1976.

Commission expires My Commission Expires Jan. 29, 1978

Virginia D. Caldwell
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 .....

DEC 10 76 CONV 12,950.00
DEC 10 76 S'TAX B* 33.54
DEC 10 76 R'FEE B* .50
DEC 10 76 M'DEED B* 4.00 * 38.04

WARRANTY DEED

FROM

TO

D 80749

IDENTIF. REFERENCE

DEC 10 2 04 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700