This Form furnished by Attorneys Title Company, Inc.

BOOK 5101 PAGE 242

Form No. WD-2

FROM

GILBERT M. CHOATE, d/b/a
CHOATE CONSTRUCTION COMPANY
and wife, LEOLA C. CHOATE

TO

RALPH N. SANFORD, JR. and wife,
REBECCA J. SANFORD

For draftsman's use
This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph N. Sanford, Jr. &	First and Mid-South Mortgage (NAME)	Map 76-5
wife, Rebecca J. Sanford		
649 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 90
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

D 83098

IDENTIF REFERENCE

(FOR REGISTER'S USE)

Dec 29 12 07 PM '76

FEE $ DAVIDSON COUNTY, TENN. REGIST

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,600.00

Ralph N. Sanford Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES 10th 12th, 1980

(AFFIX SEAL)

For and in Consideration of the sum of --------Ten Dollars and No/100---------

----------($10.00)---------- DOLLARS

cash in hand paid by Ralph N. Sanford, Jr. and wife, Rebecca J. Sanford and other good and valuable considerations, receipt of which is hereby acknowledged.

GILBERT M. CHOATE d/b/a CHOATE CONSTRUCTION COMPANY and wife, LEOLA C. CHOATE GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said

RALPH N. SANFORD and wife, REBECCA J. SANFORD, 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 Lot No. 92 on the Plan of Hidden Hill Subdivision, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 92 fronts 75 feet on the westerly side of Debbie Drive and extends back 155.25 feet on the northerly lien and 178.46 feet on the southerly line to a dead line maesuring 119 feet thereon.

Being the same property conveyed to Bilbert M. Choate, a married man, d/b/a Choate Construction Company by deed from John Hinson, Trustee, with full power, of record in Book 4965, page 619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4860, page 43, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Debbie Drive and a 10-foot easement for public utility and drainage purposes along the westerly and southerly lines of said lot. And a 2.5 X 25-foot utility anchor easment located on the southeast front corner of said lot. And a 10-foot public utility easement along the front line of premises as shown on said plan. Restrictive covenant contained in instrument of record in Book 4938, page 337, said Register's Office.

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WD-2

This is unimproved ( ) improved (X) property, known as 649 Debbie Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except of record.

And we, Grantors 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.

Witness our hands this 28th day of December, 1976

Gilbert M. Choate
(GILBERT M. CHOATE)

Leola C. Choate
(LEOLA C. CHOATE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Gilbert M. Choate d/b/a Choate Construction Company and wife, Leola C. Choate 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 28th day of December, 19 76

Thomas D. Gupton, Notary Public.

Commission expires Nov 12th, 1980

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 .....

DEC29'76 S'TAX B* 82.16
DEC29'76 R'FEE B* .50
B* 4.00 * 86.66

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....