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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 $ 38,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: 6/3/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sandusky and wife	Allstate Enterprises Mortgage Corp.	13DA-56220
(NAME)	(NAME)	
4116 Creekwood North	627 South Manchester Avenue	58-15-128
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Anaheim, California 92803	
(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, ROBERT F. LANCE & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN SANDUSKY AND WIFE, JOAN K. SANDUSKY

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 Lot No. 22 on the Plan of Creekwood North of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee,

SAID LOT No. 22 fronts 80.0 feet on the east margin of Creekwood North and extends back 140.0 feet on the south line and 140.0 feet on the north line to a line on the rear on which it measures 80.0 feet.

BEING part of the same property conveyed to Robert F. Lance & Associates, Inc. by deed from Kyle R. Weems as Trustee for Hamilton Mortgage Corporation, as of record in Book 5075, page 699, Register's Office for Davidson County, Tennessee, and by deed from Federal Deposit Insurance Corporation as Liquidator of the Hamilton National Bank, of record in Book 5075, page 701, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4735, page 545 and in Book 4765, page 567, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4116 Creekwood NOrth, Nashville, Tennessee
(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 my hand this 26th day of January, 1977

ROBERT F. LANCE & ASSOCIATES, INC.

By:
Robert F. Lance

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert F. Lance and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Robert F. Lance & Associates, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Robert F. Lance as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of January, 19 77

My commission expires 6/7/80

Peter Weiss
Notary Public

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE

FILE IN BOX 4

WARRANTY DEED

FROM
ROBERT F. LANCE & ASSOCIATES, INC.

TO
JOHN SANDUSKY ET UX JOAN K. SANDUSKY

D 87689

IDENTIFICATION REFERENCE

FEB 2 9 17 AM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-27 77	CONV	38,750.00			
FEB-27 77	S'TAX		B*	100.62	
FEB-27 77	PR'FEE		B*	.50	
FEB-27 77	W'DEED		B*	4.00	* 105.12