BOOK 5126 PAGE 806

# WARRANTY DEED

27W-25875

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Hughie J. Sanders, etux | Hughie J. Sanders, etux | Map 72-14 |
| (NAME) 1507 East Douglas Avenue | (NAME) 1507 East Douglas Avenue | Par 241 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206 | (STREET ADDRESS) Nashville, Tennessee 37206 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Billy Bushulen and George M. Bushulen

have this day bargained and sold, and do hereby transfer and convey unto the said

Hughie J. Sanders and wife, Nannie Mildred Sanders

their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 73 and the easterly 25 feet of Lot No. 74 on the plan of Dr. E. T. Brown's Subdivision of Lots No. 21 to 26 in the Brownsville Addition as of record in Book 332, page 91 in the Register's Office for said County.

Said parts of Lots No. 73 and 74 front together 60 feet on the northerly side of Douglas Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Billy Bushulen and George M. Bushulen by deed from James K. Wall of record in Book 3847, page 375, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 22nd day of March, 19 77

× Hughie J. Sanders
Affiant

My commission expires: 1/31/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1507 (House Number) East Douglas Avenue (Street) Nashville, Tenn. (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

Hughie J. Sanders and wife, Nannie Mildred Sanders,

their ~~XXXXXX~~

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

Hughie J. Sanders and wife, Nannie Mildred Sanders, their (SURVIVOR), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 22nd day of March 19 77 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

× Billy Bushulen

× George M. Bushulen

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Ludwig B. Bushulen, a Notary Public in and for said County and State, Billy Bushulen and George M. Bushulen

the within named 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 22nd day of March, 19 77.

Ludwig B. Bushulen
Notary Public

Commission expires 12/2/80

LUDWIG B. BUSHULEN 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.....

MAR 22 77 CONV 16,000.00
MAR 22 77 S'TAX B* 36.40
MAR 22 77 PR'FEE B* .50
MAR 22 77 W'DEED B* 4.00 * 40.90

WARRANTY DEED

FROM
BILLY BUSHULEN, ET AL

TO
HUGHIE J. SANDERS, ET UX

094905

IDENTIF. REFERENCE

MAR 22 1 15 PM '77

FEE ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON