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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 $ 29500.00

Elise A. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 77

Notary Public

MY COMMISSION EXPIRES: 3-29-79
(AFFIX SEAL)

mail 1

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Rd. - Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Sanders, Jr. et (NAME)	Same (NAME)	MAP 96-1
205 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 78
Nashville Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	mc

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, R. Lee Thomas and wife, Leah S. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. R. Sanders, Jr. and wife, Elise A. Sanders

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:

BEING part of Lots 3 and 4, of Bluefields, Section I of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, and Lot 5 on R. D. Stanford's Subdivision of Lots 1 through 10 inclusive of Bluefields Subdivision not of record.

BEGINNING at a point in the northerly margin of Bluefield Avenue 40 feet west of common corners of Lots 3 and 4 of said Bluefields Subdivision being common corners of Lots 4 and 5 of Stanford's Subdivision; thence northerly with line between Lots 4 and 5 of Stanford's Subdivision 300 feet more or less to a point, the easterly margin of Lebanon Road, being the viaduct over the Tennessee Central Rail Road thence; easterly with the southerly margin of Lebanon Road 83.7 feet to a point 31.3 feet east of common corners of Lots 3 and 4 of Bluefields Subdivision and being common corners of Lots 5 and 6 of Stanford's Subdivision; thence southerly with line between Lots 5 and 6 of Stanford's Subdivision 317 feet more or less to a point in northerly margin of Bluefield Avenue; thence with the northerly margin of Bluefield Avenue westerly 75 feet to the beginning.

BEING the same property conveyed to R. Lee Thomas and wife, Leah S. Thomas by deed from George W. Bostick and wife, Rebecca Jackson Bostick of record in Book 1969, page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements of record. R.L.T. L.S.T.

unimproved ( ) This is improved (X) property, known as 2608 Bluefield Avenue, Nashville, Tennessee 37214
(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 hand s this 31st day of March, 19 77

R. LEE THOMAS: X R Lee Thomas

LEAH S. THOMAS X Leah S. Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Lee Thomas and wife, Leah S. Thomas

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 31 day of March 1977

Commission expires 5-20-79.

Helen L. Jenkins
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
R. LEE THOMAS ET UX

TO
LEAH S. THOMAS

TO
E. R. SANDERS, JR. ET UX

ELISE A. SANDERS

D96893

IDENTIFICATION REFERENCE

APR 4 2 13 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR-4-77	CONV	29,500.00		
APR-4-77	S'TAX		B*	76.70
APR-4-77	PR'FEE		B*	.50
APR-4-77	W'DEED		B*	4.00 * 81.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.