BOOK 5136 PAGE 547

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Clayton A. Sanker | Willie mae Halmontaller | Map 104-5 |
| (NAME) 1013 Prim Drive | (NAME) same | par 18 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the ~~XXXX~~ love and affection I have for my son, Clayton A. Sanker and my grandson. Buford Neil Sanker ~~XXXXX~~

I, Willie Mae Halmontaller, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Clayton A. Sanker and Buford Neil Sanker

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

Being lot No. 71 on the Plan of part of West Grove Subdivision , as of record in book 421, page 109, Register's Office for said County.

Said lot No. 71 fronts 50 feet on the easterly side of 39th. Ave. No. and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Morton Lydle Halmontaller and wife Willie Mae Halmontaller, by deed from Clayton Alfred Sanker Jr. and wife of record in book 1422, page 285, said Register's Office and the interest of M. L. Halmontaller was vested in Willie Mae Eddy Halmontaller by decree of the Fourth Circuit Court for said County, of record in minute book 34, page 506, said Court, a certified copy of which is of record in book 3823, page 640, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $25,000.00

Subscribed and sworn to before me, this the 15 day of April 19 77.

Affiant

My commission expires: 7/27/77 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 106 39th. Ave. No. (House Number) Nashville (Street) 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 Clayton A. Sanker and Buford Neil Sanker their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said Clayton A. Sanker and Buford Neil Sanker their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of December 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie Mae Halmontaller

BOOK 5136 PAGE 548

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, Willie Mae Halmontaller

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 22nd day of December, 19 76.

J. R. Wyatt
Notary Public

Commission expires August 18, 1979

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.....

APR 15 77 CONV 25,000.00
APR 15 77 S'TAX B* 65.00
APR 15 77 PR'FEE B* .50
APR 15 77 W'DEED B* 4.00 * 69.50

WARRANTY DEED

FROM
Willie Mae Halmontaller

TO
Clayton A. Sanker, etal

D 98953

ENTERED FOR REFERENCE

APR 15 12 31 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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