ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
GEORGE M. GORDON, ET UX	SAME	
(NAME)	(NAME)	70-9
2312 - 10th Ave S.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18.00
Nashville Tenn		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Mail

WARRANTY DEED

For and in consideration of the sum of -----Seven Thousand & no/100----------
--------($7,000.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

We, JAMES C. SANDERS and wife, FRANCES W. SANDERS

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE M. GORDON and wife, KATHLEEN E. GORDON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, and being a part of Lots Nos. 1 and 4 of the Dunavant Lands, not of record, and also being known as Tract 2 on an unrecorded copy of a survey of the lands of Minnie Powell, deceased, as shown on a survey prepared by Brokaw, Dixon and McKee, Engineers, October 20, 1945, and described as follows: BEGINNING at a point in the west margin of West Hamilton Road, at the common corner of Tracts 1 and 2 of the Powell Lands; thence with the line between said tracts northwesterly 234.5 feet to the easterly margin of the Curtis Lands; thence with the line of same north 2°30' east to the corner of Tracts 2 and 3 of the Powell Lands; thence with the line between said tracts, southeasterly 362.6 feet to a point in the west margin of West Hamilton Road; thence with the margin of the same south 34° west 119 feet to the point of beginning.

Being the same property part of which was conveyed to James C. Sanders by Quitclaim Deed from Katie Powell Sanders, of record in Book 4808, Page 91, Register's Office for said County; and part of which was conveyed to James C. Sanders and wife, Frances W. Sanders by Quitclaim Deed from Stanley Thomas Marshall and Barbara Elizabeth Marshall, of record in Book 5087, Page 231, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2401 Buena Vista Pike, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of April, 1977

James C. Sanders

Frances W. Sanders

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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 JAMES C. SANDERS and FRANCES W. SANDERS

the bargainor s, 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 27th day of April, 19 77

My commission expires 2/8/78 Notary Public Carolyn Hastings

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $7,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frances W. Sanders

Sworn to and subscribed before me
this 27th day of April, 19 77.

My commission expires 2/8/78 Notary Public Carolyn Hastings

This instrument was prepared by:
Charles F. Frazier, Attorney, 200 Court Square Building, Nashville, Tenn. 37201

Name			Address
MAY-27	CONV	$7,000.00	
MAY-27	S'TAX	B* 18.20	
MAY-27	PR'FEE	B* .50	
MAY-27	W'DEED	B* 4.00	* 22.70

WARRANTY DEED

FROM JAMES C. SANDERS, ET UX

TO GEORGE M. GORDON, ET UX

E 01493

IDENTIF. REFERENCE

MAY 2 10 26 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

ORM 1002 HEBBERT REV. 4/1/75