WARRANTY DEED

BOOK 5153 PAGE 446

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marbut Glenn Gaston, Jr. et ux	Home Federal Savings & Loan Assoc.	Map 117-6
(NAME) 3426 Woodmont Blvd.	Home Federal Building 4th Avenue, North	Parcel 103
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the reciept of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Home Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4667, page 420, Register's Office for Davidson County, Tennessee.

Jackson Dale Sanders and wife, Elizabeth R. Sanders, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Marbut Glenn Gaston, Jr. and wife, Katherine K. Gaston, Grantees,

their *(successors), heirs and assigns,*

certain real estate in Davidson */* *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 30 and the westerly 50 feet of Lot No. 31 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 1450 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 110 feet; thence northwardly and parallel with the line between said Lots Nos. 30 and 31, 371 feet, more or less, to the southerly line of Lot No. 28; thence eastwardly with the southerly line of Lots Nos. 28 and 27, 110 feet; thence southwardly 370.8 feet, more or less, to the beginning .

Being the same property conveyed to Jackson Dale Sanders and wife, Elizabeth R. Sanders by deed from Robert T. Phillips and wife, Sarah Phillips, of record in Book 4667, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1977 property taxes.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 78,202.71

Subscribed and sworn to before me, this the ____ day of May 19 77

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is unimproved ( ) / improved (X) property, known as 3426 Woodmont Blvd. (House Number) (Street) Nashville, TN 37215 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 Marbut Glenn Gaston, Jr. and wife, Katherine K. Gaston, their *(successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marbut Glenn Gaston, Jr. and wife, Katherine K. Gaston, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* May, 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.*

JACKSON DALE SANDERS

ELIZABETH R. SANDERS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Jackson Dale Sanders and wife, Elizabeth R. Sanders .....

.....

.....

the within named 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* 31st *day of* May, *19*77.

Carl E. Cowden
Notary Public

Commission expires 8-3-80

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr.
Suite 303, 4515 Harding Road
Nashville, TN 37205

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IDENTIFICATION REFERENCE

JUN 1 11 28 AM '77
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-17	CONV	78,552.71			
JUN-17	S'TAX		B*	204.36	
JUN-17	PR'FEE		B*	.50	
JUN-17	W'DEED		B*	4.00	* 208.86

WARRANTY DEED

FROM
JACKSON DALE SANDERS and wife,
ELIZABETH R. SANDERS

TO
MARBUT GLENN GASTON, JR. and wife, KATHERINE K. GASTON

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York