BOOK 5154 PAGE 402

THIS INSTRUMENT WAS PREPARED BY:
CAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jackson Dale Sanders and ~~wife, Elizabeth R. Sanders~~ (NAME)	Home Federal Savings & Loan Association (NAME)	146-10
5034 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#58
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	OH#2365

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

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

EDWARD L. GALE and wife, CHARLENE W. GALE

have this day bargained and sold, and do hereby transfer and convey unto the said
JACKSON DALE SANDERS and wife, ELIZABETH R. SANDERS
their

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for said County.

Said Lot No. 3 fronts 187 feet on the east side of Franklin Road and runs back 480.5 feet on the north line and 452.6 feet on the south line to a dead line in the rear on which it measures 190 feet.

Being the same property conveyed to Edward L. Gale and wife, Charlene W. Gale, by deed from Golden Age Builders, Inc., of record in Book 4830, page 505, 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 $ 87,500.00

Subscribed and sworn to before me, this the 1st day of June 19 77

Affiant

My commission expires 2/23/81
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5034 Franklin Road (House Number) (Street) 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
JACKSON DALE SANDERS and wife, ELIZABETH R. SANDERS
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,* except for 1977 taxes; restrictions in BK.2860,p.28[illegible] plan of record in BK.2663,p.104.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JACKSON DALE SANDERS and wife, ELIZABETH R. SANDERS
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of June, 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.*

Edward L. Gale

Edward L. Gale

Charlene W. Gale

2124 SO

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Edward L. Gale and wife, Charlene W. Gale

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 1st day of June, 19 77.

Gail Pigg
Notary Public

My commission expires 2/23/81

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.....

JUN-27	CONV	87,500.00			
JUN-27	S'TAX		B*	227.50	
JUN-27	PR'FEE		B*	.50	
JUN-27	M'DEED		B*	4.00	* 232.00

E 06959

IDENTIF. REFERENCE

JUN 2 3 47 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Return to Home Federal
Closing dept.
07-80,671-4

WARRANTY DEED

FROM
Edward L. Gale et ux

TO
Jackson Sanders

Compliments of

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