BOOK 5186 PAGE 615

FORM NO. WD-1

DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

Mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 19 77

Barbara Kelly
Notary Public

MY COMMISSION EXPIRES: 5/31/81
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY	
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Ephraim M. Rada (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	43-6
326 Singer Dr. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	72
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee, 38118 (CITY) (STATE) (ZIP)	

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, Joseph Durwood Sanders, Jr., and wife, Vicki Ann Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ephraim M. Rada, and wife, Julianita Rada,

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 Lot No. 1 on the Plan of Madison Park, Section One (1) as of record in Book 3106, Page 113 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph Durwood Sanders, Jr., and wife, Vicki Ann Sanders by virtue of a warranty deed of record in Book 4536, Page 507 of said Register's Office.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Restrictive Covenants of record in Book 3403, Page 154 of the Davidson County Register's Office.

This is improved (X) unimproved ( ) property, known as 326 Singer Dr., Madison, Tennessee
(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 their hand s this 19th day of August, 19 77

X Joseph Durwood Sanders, Jr.

X Vicki Ann Sanders

STATE OF TENNESSEE
DAVIDSON County

BOOK 5186 PAGE 616

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ephraim M. Rada, and wife, Julianita Rada,

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, Davidson County, Tennessee, this 19th day of August, 19 77

Commission expires 5/31/81

Barbara Kulczycki
Notary Public

STATE OF TENNESSEE
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

TO

E 21596

IDENTIF. REFERENCE

AUG 22 8 41 AM '77

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

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

AUG22	CONV	33,000.00			
AUG22	S'TAX		B*	85.80	
AUG22	PR'FEE		B*	.50	
AUG22	W'DEED		B*	4.00	* 90.30