This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5198 PAGE 307

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James I. Kittrell, et ux	Lovell & Malone, Inc.	Map 72-8
(NAME)	(NAME)	
2238 Berrywood	P. O. Box 2663	Parcel 222
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by James I. Kittrell and wife, Vera Kittrell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration, the said James I. Kittrell and wife, Vera Kittrell have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $11,150.00, secured by Deed of Trust of record in Book 3590, page 497, Register's Office for Davidson County, Tennessee,

We, Paula Dean Holland Sanders and husband, Brent M. Sanders,

have this day bargained and sold, and do hereby transfer and convey unto the said James I. Kittrell and wife, Vera Kittrell,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 155 on the Map of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for said County. Said Lot No. 155 fronts 82 feet on the southwesterly side of Berrywood Road and runs back between lines, 159.5 feet on the northwesterly line and 180.6 feet on the southeasterly line to a dead line in the rear on which it measures 82.5 feet.

Being the same property conveyed to James Wilson Holland and wife, Paula Dean Holland by deed from James Daniel Brinkley and wife, Sarah Jane L. Brinkley, of record in Book 3570, page 225, said Register's Office, the said James Wilson Holland and Paula Dean Holland having since divorced and title having vested in Paula Dean Holland, now Sanders, by Final Decree of divorce, of record in Book 4818, page 967, Register's Office for said County.

This conveyance is made subject to a 10-foot easement, a 60-foot setback line and conditions of owner's certificate, as shown on plan of record in Book 1835, page 20; a perpetual easement of record in Book 1855, page 223, 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 $ $11,350.00

Subscribed and sworn to before me, this the 15th day of September 19 77

Affiant James I. Kittrell

My commission expires: 8/12/81 (Affix Seal)

Notary Public Doris L. Mason

This is improved (XX) unimproved ( ) property, known as 2238 Berrywood Road, Nashville, Tennessee (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 James I. Kittrell and wife, Vera Kittrell,

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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James I. Kittrell and wife, Vera Kittrell,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* September, 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.*

Paula Dean Holland Sanders

Brent M. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Paula Dean Holland Sanders and husband, Brent M. 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* 15th *day of* September, *19* 77.

Doris E. Moran *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE DORIS E. MORAN

Commission expires 8/12/81

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER
NASHVILLE, TENN.

G-232811

WARRANTY DEED

FROM

Paula Dean Holland Sanders, et vir

TO

James I. Kittrell, et ux

SEP 19 77	CONV	31,350.00				
SEP 19 77	S'TAX		B*	81.38		
SEP 19 77	PR'FEE		B*	.50		
SEP 19 77	W'DEED		B*	4.00	*	85.88

E 26701

IDENTIF. REFERENCE

SEP 19 3 15 PM '77

FEE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238