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

WARRANTY DEED

BOOK 5225 PAGE 48

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen W. Sanders	Same	Map 83-3
(NAME)	(NAME)	
120½ Creighton Avenue		Parcel 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand and no/100----------
----------($14,000.00)---------- *Dollars,*

cash in hand paid by Stephen W. Sanders, the receipt of which is hereby acknowledged,

I, Sara E. Brown, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen W. Sanders,

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of R. T. Creighton's Subdivision of Lots Nos. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly side of Creighton Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Thomas M. Brown and wife, Sara E. Brown, by deed from Donald Ray Morris and wife, Margie Carver Morris, of record in Book 2197, page 569, said Register's Office, the said Thomas M. Brown having since died.

This conveyance is made subject to an easement for sanitary sewers and/or storm drainage, of record in Book 4026, page 603, 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 $ 14,000.00

Subscribed and sworn to before me, this the 18th day of November 19 77

Affiant Stephen W. Sanders

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved (X) property, known as 120½ Creighton Avenue, 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
Stephen W. Sanders,
his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Stephen W. Sanders,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 18th *day of* November, 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.*

Mrs. Sara E. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Sara E. Brown,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 18th *day of* November, *19* 77

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

NOV21 77	CONV	14,000.00			
NOV21 77	S'TAX		B*	36.40	
NOV21 77	PR'FEE		B*	.50	
NOV21 77	W'DEED		B*	4.00	* 40.90

E 38012

IDENTIF. REFERENCE

Nov 21 3 34 PM '77

FEE ... TER

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

WARRANTY DEED

FROM
Sara E. Brown

TO
Stephen W. Sanders

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

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