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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600.00

R. G. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 77.

John C. Britton
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Feb. 11, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. G. Flatt, et al (NAME)	Owner (NAME)	70.13.16
2125 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(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, H. WADE SANDERS and wife, ELLEN W. SANDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. G. FLATT and wife, RUTHELIA FLATT; A. H. FLATT and wife, CLARA FLATT; and W. C. FLATT and wife, CHRISTINE FLATT,

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:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the northeasterly margin of an alley 207 feet, more or less, northwestwardly from the center of Hamilton Road being on the northwesterly margin of a 10-foot proposed alley; thence with same, northeastwardly 55 feet, more or less, to a point in the southwesterly line of the property conveyed to Edward F. Tyler, Sr. and wife, by deed from William Walter Odom and wife, of record in Book 1488, page 423, said Register's Office; thence with Tyler's northwesterly line, northwestwardly 50 feet, more or less, to Tyler's northerly corner; thence with Tyler's northwesterly line, northeastwardly 59 feet, more or less, to Tyler's northerly corner; thence northwestwardly 43 feet to the northerly corner of the property ocnveyed to William Walter Odom and wife, by deed from J. E. Andrews of record in Book 1116, page 312, said Register's Office; thence with Odom's northwestwardly 95 feet to the northeasterly margin of the first mentioned alley; thence with same southeastwardly 95 feet to the beginning.

BEING the same property conveyed to H. Wade Sanders by deed from William David Sanders, Trustee, of record in Book 5238, page 295, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Ellen W. Sanders, the wife of the above named H. Wade Sanders, joins in this conveyance for the purpose of releasing any rights she may have, especially her marital rights.

This is (unimproved XX) ( ) improved property, known as 2113-1/2 Buena Vista Pike (House Number) (Street) Nashville, TN 37218 (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 our hand S this 30th day of December, 19 77

H. Wade Sanders
H. WADE SANDERS

Ellen W. Sanders
ELLEN W. SANDERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Wade Sanders and wife, Ellen W. Sanders

the bargainor, 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 30th day of December 19 77

Commission expires MY COMMISSION EXPIRES JANUARY 30, 1979

Notary Public

STATE OF TENNESSEE
Davidson 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

H. WADE SANDERS, and wife,

ELLEN W. SANDERS

TO

R. G. FLATT, et al

E 44559

IDENTIF. REFERENCE

JAN 4 9 36 AM '78

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-4 78	CONV	* 600.00			
JAN-4 78	S'TAX		B*	1.56	
JAN-4 78	PR'FEE		B*	.50	
JAN-4 78	W'DEED		B*	4.00	* 6.06