BOOK 5241 PAGE 428

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEVEN WRIGHT SANDERS	SAME	MAP 118-2
(NAME)	(NAME)	PAR 130
711 A BOWLING AVENUE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		16DA-12095
(CITY) 37215 (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND DOLLARS ($12,000.00).

Dollars,

MILTON CLEM

have this day bargained and sold, and do hereby transfer and convey unto the said STEVEN WRIGHT SANDERS THIS

HOUSE AND LOT AT 804 DEWEESE AVENUE, NASHVILLE, TENNESSEE TO STEVEN WRIGHT SANDERS.

(successors), heirs and assigns,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE MAPS OF KIRKWOOD HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 75 FRONTS 65 FEET ON THE SOUTHERLY SIDE OF DEWEESE AVENUE AND RUNS BACK BETWEEN LINES 194.2 FEET ON THE WESTERLY LINE AND 197.4 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN WRIGHT SANDERS FROM MILTON EUGENE CLEM OF RECORD IN BOOK _____, PAGE _____, 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 $ $12,000.00

Subscribed and sworn to before me, this the 8 day of DEC. 19 77

Affiant Stephen Wright Sanders

My commission expires: May 10, 1981 (Affix Seal)

Notary Public C. Kinnian Cooner

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as [illegible] (House Number) [illegible] (Street) [illegible] P. O. Address: [illegible] (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

MILTON CLEM *(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* MY *heirs and representatives, to warrant and forever defend the title to said real estate to said* STEVEN WRIGHT SANDERS AND HIS

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

Witness MY *hand* ON *this* 5TH *day of* DECEMBER, *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.*

X Milton E. Clem

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Steven C. Clem, a Notary Public in and for said County and State, Milton Clem

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

Witness my hand and official seal at Nashville this 5th day of December, 1977.

Steven C. Clem Notary Public

Commission expires 8/3/81

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.....

JAN-9 78 CONV 12,000.00
JAN-9 78 S'TAX B* 31.20
JAN-9 78 PR'FEE B* .50
JAN-9 78 W'DEED B* 4.00 * 35.70

WARRANTY DEED

FROM
NILTON CLEM

TO
STEVEN WRIGHT SANDERS

C. KINIAN COSNER, JR.
ATTORNEY AT LAW
14 FL. FIRST AMERICAN CENTER
NASHVILLE, TN 37201
PHONE 259-2179

E 45290

IDENTIF. REFERENCE

JAN 9 3 01 PM

PREPARED BY
C. KINIAN COSNER, JR.
ATTORNEY AT LAW
Compliments of

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