WARRANTY DEED

BOOK 5243 PAGE 197

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Bruce E. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES: November 4th, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Sanders et ux (NAME)	Mortgage Corporation of the South (NAME)	162-3-388
4941 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	5DU-53229
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, ~~XWE~~ I, Marbut Glenn Gaston, Jr., Trustee with full power to mortgage, sell, transfer, convey, encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce E. Sanders and wife, Eyvon L. Sanders

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. 60 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Page 143, Register's Office for DAvidson County, Tennessee.

Said Lot No. 60 fronts 75.0 feet along the westerly margin of Algonquin Trail and extends back 336.7 feet on the southerly line and 336.6 feet on the northerly line to a converging point in the rear.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, by deed from Ervin Entrekin, Trustee of record in Book 5059, Page 214, Register's Office for DAvidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4882, Page 842, and to the limitations that appear of record in Book 4675, Page 143, both in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4941 Algonquin Trail, Antioch, Tennessee 37013
(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 my hand this 12th day of January, 19 78

Marbut Glenn Gaston, Trustee

Marbut Glenn Gaston, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee

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

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 19 78

Betty N. Todd
Notary Public

Commission Expires November 10, 1979

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
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 purpose 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

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

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IDENTIF. REFERENCE

JAN 13 4 00 PM '78

JAN 13 78	CONV	36,500.00			
JAN 13 78	S'TAX		8*	94.90	
JAN 13 78	PR'FEE		8*	.50	
JAN 13 78	W'DEED		8*	4.00	* 99.40

WARRANTY DEED

FROM
Marbut Glenn Gaston, Jr., Trustee

TO
Bruce E. Sanders and wife, Eyvon L. Sanders

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York