This instrument prepared by:
DAVID B. HERBERT

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Grisham, Hickey, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-2-130	David Eugene Young Norma Jean Young	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 101969
6DA-12095	804 Deweese Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FEB10 78	CONV	25,700.00			
FEB10 78 S'TAX			B*	66.82	
FEB10 78 PR'FEE			B*	.50	
FEB10 78	W'DEED		B*	4.00	* 71.32

Steven Wright Sanders and wife, Sue Fort Sanders

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Eugene Young and wife, Norma Jean Young

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 75 on the Map of Kirkwood Heights, as of record in Book 1130, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 60 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 Steven Wright Sanders by deed from Milton Clem of record in Book 5241, Page 428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1165, Page 360, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of February, 1978.

Steven Wright Sanders

Sue Fort Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named Steven Wright Sanders and wife, Sue Fort Sanders the 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, the 8th day of February, 1978.

My commission expires: 4-23-78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the 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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 25,700.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 78

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM Steven Wright Sanders

TO Sue Fort Sanders

David Eugene Young

Norma Jean Young

E 49991

IDENTIF. REFERENCE

FEB 10 9 56 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public