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

BOOK 5253 PAGE 209

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Sandlin, et ux		Map 117-7
(NAME) 1712 Stokes Lane	(NAME) SAME	Parcel 60
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James H. Sandlin and wife, Susan H. Sandlin and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, George R. Ditenhafer, Jr. and wife, Grace L. Ditenhafer,

have this day bargained and sold, and do hereby transfer and convey unto the said James H. Sandlin and wife, Susan H. Sandlin,

their *(successors), heirs and assigns,*

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

A tract of land in the 7th Civil District of Davidson County, Tennessee, being shown as Lot No. 16 of Block "A" on the Map of the Walter Stokes Home Place, of record in Book 974, page 92, said Register's Office, and described as follows:
Beginning on the northerly margin of Stokes Lane or Avenue at a point 605 feet westerly from the westerly margin of Brightwood Avenue; thence at right angles, northerly 206 feet to a point; thence westerly parallel with said Lane or Avenue, 100 feet and thence southerly 206 feet to the northerly margin of said Lane or Avenue; thence with the northerly margin of said Lane or Avenue, easterly 100 feet to the beginning.

Being the same property conveyed to George R. Ditenhafer, Jr. and wife, Grace L. Ditenhafer, by deed from John W. Wells and Leonard Melton, Sr., of record in Book 2735, page 307, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 15th day of February 1978

My commission expires: 2/26/81 (Affix Seal)

Affiant

Notary Public

This is improved (XX) unimproved ( ) property, known as 1712 Stokes Lane, Nashville, Tennessee 37215
(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 James H. Sandlin and wife, Susan H. Sandlin, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Sandlin and wife, Susan H. Sandlin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness we hand s this 15th day of February, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grace L. Ditenhafer George R. Ditenhafer, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* George R. Ditenhafer, Jr. and wife, Grace L. Ditenhafer,

the within named 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* 15th *day of* February, *19*78.

Doris E Moran
Notary Public

DORIS E. MORAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/10/81

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 .....

FEB 15 78 CONV 65,000.00
FEB 15 78 S'TAX B* 169.00
FEB 15 78 PR'FEE B* .50
FEB 15 78 W'DEED B* 4.00 * 173.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
NASHVILLE, TENN. 37219

WARRANTY DEED

FROM
George R. Ditenhafer, Jr. et ux

TO
James H. Sandlin, et ux

E 507.60

T
IDENTIF. REFERENCE

FEB 15 3 13 PM '78

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

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