BOOK 5255 PAGE 325

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

19,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 19 78

Notary Public

MY COMMISSION EXPIRES: 6 2 80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny C. Sanders, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	6DA-37295
510 McIver Street (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	119-13
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	345

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, Lanny C. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny C. Sanders, Jr. et ux Katherine M. 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. 24 on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Lanny C. Tidwell by deed from Larry Ray Tidwell and C. E. Tidwell, of record in Book 4649, Page 672, said Register's Office.

Sherrell L. Tidwell joins herein for the purpose of conveying her marital rights.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 510 McIver Street (House Number) (Street) Nashville, Tennessee 37216 (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 18TH day of FEBRUARY, 19 78

Lanny C. Tidwell Lanny C Tidwell

Sherrell L. Tidwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lanny C. Tidwell ~~Tax Servant L. Tidwell~~

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 16TH day of FEBRUARY, 19 78

Commission expires 6-28-81

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

E 51603

WARRANTY DEED

FROM Lanny C. Tidwell

TO Johnny C. Sanders, Jr.

IDENTIF. REFERENCE

FEB 22 1 49 PM '78

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

Box #12

FEB22'78	CONV	19,000.00		
FEB22'78	S'TAX		B* 49.40	
FEB22'78	PR'FEE		B* .50	
FEB22'78	W'DEED		B* 4.00	* 53.90