78-3-45

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Roscoe Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/1/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roscoe Elkins (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	133-2-142-143
222 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	6DA-28201,23203
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, WE, ALEXINE JOLLEY SANDERS and husband, R. D. SANDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSCOE ELKINS, A Single Person

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 Lots Nos. 2, 3 and the westerly 25 feet of Lot No. 4 on the Plan of Airdrie Subdivision "A" of record in Book 547, page 10, said Register's Office, described as follows:

SAID Lots and part of lot adjoin and front together 125 feet on the northerly line of Antioch Pike and extend back 169 feet on the westerly line and 169 feet on the easterly line to a dead line in the rear measuring 125 feet thereon.

BEING the same property conveyed to Alexine Jolley (now Sanders) by deed from Dennis Baird and wife, Ollie Baird, of record in Book 1320, page 445, and by deed from Deptha H. Hooper and wife, Susan E. Hooper, of record in Book 1041, page 284, said Register's Office.

R. D. Sanders, the husband of the above named Alexine Jolley Sanders, joins in this conveyance for the purpose of releasing any rights he may have in the subject property, especially his marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 222 Antioch Pike, Nashville, TN
(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 our hand s this 31st day of March, 1978

Alexine Jolley Sanders
ALEXINE JOLLEY SANDERS

R. D. Sanders
R. D. SANDERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexine Jolley Sanders and R. D. 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 31st day of March 19 78

Commission expires 11/7/79

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

WARRANTY DEED

FROM ALEXINE JOLLEY SANDERS and husband

R. D. SANDERS

TO ROSCOE ELKINS

FEE 57444

IDENTIF. REFERENCE

MAR 31 3 26 PM '78

FELIX Z. GILSON D. REGISTER
DAVIDSON COUNTY, TENN.

MAR 31 78	CONV	36,000.00			
MAR 31 78	S'TAX		B*	93.60	
MAR 31 78	R'FEE		B*	.50	
MAR 31 78	POSTED		B*	4.00	* 98.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.