This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Irene Powell Sanders	Fidelity Federal Savings & Loan	103-6
(NAME) 701 Branch Creek Rd.	(NAME) 401 Union Street	204 2d
(STREET ADDRESS OR ROUTE NUMBER) Nash Tenn 37209	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------
----------($10.00)---------- Dollars,

cash in hand paid by Irene Powell Sanders and Beth Powell Mitchell, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANDREWS PROPERTIES, INC.
has bargained and sold, and does hereby transfer and convey unto the said

IRENE POWELL SANDERS AND BETH POWELL MITCHELL, THEIR XXXXX (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 27, which is a corner lot, fronts 114.30 feet on the southerly margin of Stoney Way Trail and fronts 166.79 feet on the northerly margin of Branch Creek Road, said frontages joined by a curve having a length of 39.05 feet, and extends back 84.3 feet on the westerly line and 91.8 feet along the southwesterly line to a point of intersection.

Being the same property conveyed to Andrews Properties, Inc. by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5246, page 370, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 17 day of May, 19 78

Affiant

My commission expires: 2-23-81 (Affix Seal)

Notary Public

Unimproved
This is improved property known as 701 Branch Creek Road Nashville
(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
Irene Powell Sanders and Beth Powell Mitchell, their
XXXXXX

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
Irene Powell Sanders and Beth Powell Mitchell, their
XXXXX (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 17th day of May, 19 78, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ANDREWS PROPERTIES, INC.

By: Nelson C. Andrews

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, KATHY JO HAHN, a Notary Public of the State and County aforesaid, personally appeared NELSON C. ANDREWS, with whom I am personally acquainted, and who, upon oath, acknowledged self to be PRESIDENT of the Andrews Properties, Inc., the within named bargainor, a corporation, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee this 17 day of May, 19 78.

Kathy Jo Hahn
Notary Public

Commission expires 2-23-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY 18 78 CONV 44,000.00
MAY 18 78 S'TAX B* 114.40
MAY 18 78 PR'FEE B* .50
MAY 18 78 W'DEED B* 4.00 * 118.90

51176-7

WARRANTY DEED

FROM
Andrews Properties, Inc.

TO
Irene Powell Sanders et al.

E 6 6 2 1 9

IDENTIF. REFERENCE

MAY 18 3 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING