This instrument prepared by Thomas O. H. Smith, Jr., Attorney, 1128 J. C. Bradford Building, Nashville, Tennessee, 37219.

BOOK 5287 PAGE 512

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bernice H. Saunders (NAME)	First Federal Savings & Loan (NAME)	
105 Grandville Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	32-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	26

FOR AND IN CONSIDERATION of the sum of ----------($10.00)---------- ----------Ten and No/100---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Smith R. Saunders

have this day bargained and sold, and do hereby transfer and convey unto the said

Bernice H. Saunders

her *(successors), heirs and assigns,*

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

Being Lot No. 7 on the Plat of Grande Villa, Section I, of record in Plat Book 4675, page 30, Register's Office for said County, described as follows:

Said Lot 7 fronts 161.64 feet on the south margin of Grandville Court and extends back 360.44 feet on the west line and 286.15 feet on the east line to a line on the rear which is a broken line on which it measures 414.44 feet.

Being the same property conveyed to Smith R. Saunders and wife, Bernice L. Saunders by deed from Zack Cheek Builders, Inc., of record in Book 4830, page 943, Register's Office for Davidson County, Tennessee

This conveyance is subject to easements, restrictions, set-back lines of record and taxes applicable to said property.

This conveyance is made by order of the Fourth Circuit Court of Davidson County, Tennessee, entered in Minute Book 107 C, page 1854, under docket number 85496.

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

Subscribed and sworn to before me, this the _____ day of _____, 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 105 Grandville Court, Nashville, Tennessee, 37207 (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 Bernice H. Saunders her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by Deed of Trust of record in Book 4830, page 945, Register's Office for Davidson County, Tn. Grantee assumes indebtedness secured therein

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bernice H. Saunders her *(successors), heirs and assigns, against the lawful claims of all persons.*

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

Smith R Saunders

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nadine Chambers, *a Notary Public in and for said County and State,* Smith R. Saunders

the within named 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* 19th *day of* April, *19* 78

Nadine Chambers, *Notary Public*

NADINE CHAMBERS * NOTARY PUBLIC * DAVIDSON CO. TENN.

Commission expires Nov 3, 1980

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 .....

MAY 18 78 MISC B* 4.00 * 4.00

WARRANTY DEED

FROM Smith R. Saunders

TO Bernice H. Saunders

E 6 6 2 2 8

IDENTIF. REFERENCE

MAY 18 3 41 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