BOOK 5331 PAGE 750

78-8-59
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,868.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF AUGUST, 1978

Notary Public

MY COMMISSION EXPIRES: 2-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Bldg, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. CHANDLER MCCULLOUGH (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	15DZ-11345
1415 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	72-11-17
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Memphis, TN (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, FLOYD A. SANDERS and wife, ALICE E. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. CHANDLER MCCULLOUGH

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:

LAND in Davidson County, Tennessee, being Lot No. 2 of Batson-Oakley Subdivision, not of record, and described as follows:

BEGINNING at a point in the north margin of Litton Avenue, at the corner of Lots 2 and 3, thence with the line between said lots, north 187.4 feet to a point in the south line of Lot 5; thence east along the dividing line between Lots 2, 5, and 6, 57.3 feet to a corner of Lots 1 and 2; thence along the line between said lots, south 188 feet to the north margin of Litton Avenue; thence with the margin of said Avenue, west 50 feet to the point of beginning.

BEING the same property conveyed to Floyd A. Sanders and wife, Alice E. Sanders, by deed from Gerry W. Babb and wife, Dora L. Babb, of record in Book 4904, Page 808, Register's Office for Davidson County, Tennessee.

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 herein.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 4815, Page 301, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 1415 Litton Avenue (House Number) (Street) Nashville, Tennessee (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 hands this 25th day of AUGUST, 1978

Alice E. Sanders
ALICE E. SANDERS

Floyd A. Sanders
FLOYD A. SANDERS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named FLOYD A. SANDERS and wife, ALICE E. 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 25th day of AUGUST, 1978.

Commission expires 11-7-79

Notary Public

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
FLOYD A. SANDERS et ux

TO
ALICE E. SANDERS

W. CHANDLER MCCULLOUGH

E 85936

IDENTIF. REFERENCE

AUG 30 12 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4

AUG 30 78	CONV	12,868.85			
AUG 30 78	S'TAX		B*	33.54	
AUG 30 78	PR'FEE		B*	.50	
AUG 30 78	W'DEED		B*	4.00	* 38.04