L#554,628-6
RETURN TO HOME FEDERAL

51-11 40

BOOK 5377 PAGE 786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer if $ 35,000.00 .

Affiant

Subscribed and sworn to before me, this 20th day of December, 1978.

Notary Public

My commission expires: 5/21/82 .

This instrument prepared by
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

Address new owners as follows:
Mark T. Bandy
1508 Saunders Ave
Madison, TN 37115

Send Tax Bills to: Map-Parcel Numbers
Home Federal Savings & Loan Assn.
230 Fourth Avenue North
Nashville, Tennessee 37219

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, I, DOROTHY S. PHILLIPS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK T. BANDY AND WIFE, Margarete E. Bandy hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being part of Lot No. 12 on the Subdivision Plan of the Herbert Anderson Tract as of record in Book 421, page 37, said Register's Office, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 15, 1978, as follows:

Beginning at an iron pin in the westerly margin of Saunders Avenue approximately 193.9 feet South of the intersection of Oakland Drive and Saunders Avenue, said point being the southeast corner of the Thomas M. Black property as of record in Book 4393, page 768, said Register's Office, and is the northeast corner of this described tract; thence with the westerly margin of Saunders Avenue South 1 deg. 39 min. 00 sec. West 75.00 feet to an iron pin, said point being in the northerly line of the Clay Clifton property as of record in Book 3498, page 269, said Register's Office and is approximately 5 feet west of an existing iron pin known as Clifton's Northeast corner; thence with Clifton's north property line North 89 deg. 06 min. 59 sec. west 220.00 feet to a concrete monument, said point being the southeast corner of Lot No. 2 on the Subdivision Plan of Oakland Acres Addition as of record in Book 2854, page

141, said Register's Office; thence with tht easterly line of Lot No. 2 of said subdivision North 1 deg. 39 min. 00 sec. East 75.00 feet to an iron pin, said point being the southwest corner of the above mentioned Thomas M. Black property; thence with Black's south property line South 89 deg. 06 min. 59 sec. East 220.00 feet to the point of beginning, containing 16,500 square feet (0.38 acre) more or less.

Being the same property conveyed to Dorothy S. Phillips by deed from Ray E. Garrett and wife, Ruth F. Garrett of record in Book 2906, page 337, said Register's Office.

This conveyance is made subject to encumbrances of record.

This is improved property, known as 1508 Saunders Avenue
(House Number) (Street)

Madison, Tenn. 37115
(P. O. Box) (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, theirs heris 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 20th day of December, 1978.

Dorothy S. Phillips
DOROTHY S. PHILLIPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca L. Sanders, a Notary Public in and for said County and State, the within named DOROTHY S. PHILLIPS, UNMARRIED, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21th day of December, 1978.

Rebecca L. Sanders
Notary Public

REBECCA L. SANDERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/21/82

F. 0 6 3 5 8

IDENTIF. REFERENCE

DEC 21 2 58 PM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

DEC21'78	CONV	- 3 - 35,000.00				
DEC21'78	S'TAX		B*	91.00		
DEC21'78	PR'FEE		B*	.50		
DEC21'78	W'DEED		B*	6.00	*	97.50