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BOOK 5479 PAGE 248

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,922.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST 19 79.

Notary Public

MY COMMISSION EXPIRES: 5/17/81

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. LANCE & ASSOCIATES, INC. (NAME)	FIDELITY FEDERAL S & L ASSOCIATION (NAME)	80-8-315
2704 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Street (STREET ADDRESS)	13DA 66330
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, ERNEST M. SANFORD AND WIFE, JUANITA P. SANFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. LANCE & ASSOCIATES, INC.

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 7 on the Plan of Bordeaux Hills Addition, 13th Civil District, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ernest M. Sanford and wife, Juanita P. Sanford by deed from Doris Jean Smith of record in Book 4940, page 678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4495, page 859said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Fidelity Federal Building in the original principal amount of $15,850.00 of record in Book 4591, page 337, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 3222 Hinkle Drive (House Number) (Street) NASHVILLE, TN. (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 8th day of AUGUST, 19 79

Ernest M Sanford
ERNEST M. SANFORD

Juanita P Sanford
JUANITA P. SANFORD

BOOK 5479 PAGE 249

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST M. SANFORD AND WIFE, JUANITA P. SANFORD

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 8th day of AUGUST 19 79

Commission expires 5/11/81

Valerie Lee
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

F 45074

WARRANTY DEED

FROM

ERNEST M. SANFORD AND WIFE,

JUANITA P. SANFORD

TO

ROBERT F. LANCE & ASSOCIATES, INC.

IDENTIF. REFERENCE

AUG 9 10 10 AM '79

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
Lance & Assoc.
2704 - 12th Ave South
Nashville, Tenn
ZIP 37204

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5479 PAGE 250

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16927.16- CO	
			43.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	50.44-
			2719A06/09/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 45074

IDENTIF. REFERENCE

Aug 9 10 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703266