Street, Madison, TN 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B. M. COMPTON, ET UX (NAME:) | SAME (NAME:) | Map 60-12 |
| 108 Hart Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 128 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | BOOK 5689 PAGE 565 |

*For and in Consideration of the sum of* --------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES L. SANDS AND WIFE, BONNIE SANDS, hereinafter referred to as Grantors,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ...B...M..COMPTON.AND.WIFE,..RUBY..COMPTON,..hereinafter.referred.... to..as..Grantees,..their..... *heirs and assigns, a certain tract or parcel of land in*....Davidson....*County, State of Tennessee, described as follows, to-wit:*

Being a part of Lot 13 on the Map of W. H. Dodd's Suburban Home Tract, of record in Book 161, page 16, Register's Office for said County.

Said part of said Lot 13 fronts 93.5 feet (excluding 11 feet conveyed by deed of record in Book 3309, page 189, Register's Office for said County) on the southerly side of an unnamed street known as Hart Street as widened by the grant of a right-of-way to Davidson County by an instrument of record in Book 2454, page 591, Register's Office for said County.

The westerly line of the property herein conveyed begins at a point in the southerly margin of said unnamed street 100 feet east of the northwest corner of said Lot 13 and extends back along a line parallel with the westerly line of said Lot 13, 330 feet to a dead line in the southerly margin of said Lot 13. The easterly margin of said property herein conveyed begins at a point in the southerly margin of said unnamed street 50 feet west of the northeast corner of said Lot 13 and extends back along a line parallel with the easterly margin of said Lot 13 approximately 332.1 feet to a dead line in the rear, and measuring approximately 100 feet thereon. Said property being described according to a map of said Lot 13 prepared by Norris H. Hickerson, Surveyor, and dated January 19, 1961.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 6.00.00

Subscribed and sworn to before me, this the 10 day of December 19 80

James L. Sands
Affiant

My commission expires: 3/15/81 (Affix Seal)

Carolyn F. Waddey
Notary Public

12/12 11.05- DEED 9864

Being the same property conveyed to James L. Sands, Burton Sands, William C. Sands, Betty Sands Haneline and Ruby Sands Compton by deed from Myrtle Sands, widow, of record in Book 3179, page 597, Register's Office for Davidson County, Tennessee; with a life estate retained therein to Myrtle Sands, Thelma Sands and Mattie Sands, the said Myrtle Sands and Mattie Sands now deceased;
and the said Burton Sands having conveyed his interest to Ruby Compton by deed of record in Book 4513, page 319, said Register's Office;
and the said William C. Sands having conveyed his interest to B. M. Compton and wife, Ruby Compton by deed of record in Book 4551, page 607, said Register's Office;
and the said Betty Sands Haneline having conveyed her interest to B. M. Compton and wife, Ruby Compton, by deed of record in Book 4551, page 609, said Register's Office;
and the said Ruby Compton having quitclaimed to B. M. Compton and wife, Ruby Compton, her interest which was heretofore vested in her individually by deeds of record in Book 3179, page 597, and Book 4513, page 319, Register's Office for Davidson County, Tennessee, by Quitclaim Deed recorded simultaneously
To the end that B. M. Compton and wife, Ruby Compton are now / herewit vested with fee simple title to the hereinabove described premises as tenants by the entirety, with a life estate remaining to

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

*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.*

*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.*

*Witness* our hands *this* 10 *day of* December, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Sands

Bonnie Sands

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

JAMES L. SANDS AND WIFE, BONNIE SANDS

the bargainors, 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 Madison, Tennessee, this 16 day of ~~December~~, 1980.

Carolyn F. Waddey, Notary Public.

Commission Expires 3/15/81

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENN.

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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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.....

6 2 1.6 mail to Gr.

IDENTIF. REFERENCE

Dec 12 10 01 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5689 PAGE 568

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 600.00- CO | |
| | | | 1.56 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 11.06- |
| 9865A | 12/12/80 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 6 6 0

IDENTIF. REFERENCE

Dec 12 10 01 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 797151