This instrument prepared by Milton W. Smith, Jr.
2400 Crestmoor Road, Nashville, TN 37215

# WARRANTY DEED

Mail

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James J. Sanders, Jr., etux | Wynelle Sanders | Map 104-6 |
| (NAME) 208 Fairfax Avenue | (NAME) 2319 Crestmoor Rd. | Parcel 86 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN | (STREET ADDRESS) Nashville, TN. 37215 | BOOK 5752 PAGE 546 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100--------
---($10.00)-----
*Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Clara E. Hill, a widow, hereinafter called Grantor,

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

James J. Sanders, Jr. and wife, Wynelle Sanders, hereinafter named Grantees, their

~~XXXXXX~~ *heirs and assigns,*

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

Being Lot No. 68 in the Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for said county.

Said Lot No. 68 fronts 60 feet on the east side of Fairfax Avenue and extends back between parallel lines 186 feet, more or less, on its southern margin and 175 feet, more or less, on its northern margin along the southern margin of a 15-foot alley to an alley in the rear 13-feet wide.

Being the same property conveyed to Grantor by deed from L.R. Grimes, Jr., Trustee, of record in Book 4625, page 554, said Register's Office.

As part of the consideration herein, Grantor does hereby sell, transfer and assign all her interest, right and title to any and all existing leases on all or part of the above-described property into the Grantees, their heirs and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 29th day of May 1981

My commission expires: 1-22-1984
(Affix Seal)

X Wynelle Sanders
Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 208 Fairfax Avenue, Nashville, TN
(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*

Grantees, their

~~XXXXXX~~

*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 as stated above and for 1981 taxes which have been prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 29th *day of* May, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara E. Hill

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5752 PAGE 547

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Clara E. Hill *the within named bargainor , 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 this* 29th *day of* May *, 19* 81

*Commission expires* Jan 22, 1984 *Notary Public*

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*

9002

WARRANTY DEED

FROM

TO

G 4 4 4 9 8

IDENTIF. REFERENCE

JUN 3 9 02 AM '81

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

Compliments of
**Colonial Title Company**
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

BOOK 5752 PAGE 548

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

100000.00- CO
260.00 CO TX
.50 PRFEE
6.00 MDEED
CHECK 266.50-
9002A06/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 4 4 9 8

IDENTIF. REFERENCE

JUN 3 9 02 AM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

**No.** 825173