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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

**FROM**
Howard D. Derrick, Jr. and wife, Constance E. Derrick

**TO**
Charles S. Sanford and wife, Alice Sanford

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles S. Sanford et ux (NAME) | Mortgage Associates, Inc. (NAME) | Map 117-4 |
| 1801 Primrose Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 38146 (STREET ADDRESS) | Par. 375 & 376 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30328 (CITY) (STATE) (ZIP) | 24W-14415<br>16DA-00790 |

(FOR REGISTER'S USE)

30696 IDENTIFICATION REFERENCE

MAY 16 11 23 AM '73 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,700.00 Edward H Derrick agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February 1973.

Joe M Taylor
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 20, 1973

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

**For and in Consideration of** the sum of Ten ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement of the grantees herein to assume the balance of approximately $18,700.00 due and owing on a promissory note payable to Mortgage Associates, Inc. secured by a deed of trust of record in Book 4548, page 661, Register's Office for Davidson County, Tennessee,

we, Howard D. Derrick, Jr. and wife, Constance E. Derrick have bargained and sold, and by these presents do transfer and convey unto the said

Charles S. Sanford and wife, Alice Sanford

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 49 and 50 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Primrose Avenue, said point being 89.2 feet East of the easterly margin of Hawthorn Avenue, thence southerly 161 feet to a point in the north margin of an alley easterly along the northerly margin of said alley, 86 feet to the intersection of the same with Brightwood Avenue; thence northeasterly along the northwesterly margin of Brightwood Avenue 169.5 feet to a point at the beginning of a curve; thence around said curve with a radius of 10 feet, 20 feet to the southerly margin of Primrose Avenue; thence with said margin of said Avenue westerly 175 feet to the point of beginning.

Being the same property conveyed to Howard D. Derrick, Jr. and wife, Constance E. Derrick by deed from Joy K. Webb of record in Book 4655, page 682, Register's Office for said County.

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WD-2

This is unimproved ( ) improved (X) property, known as 1801 Primrose Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles S. Sanford and wife, Alice Sanford their heirs and assigns, forever.

And we do covenant with the said Charles S. Sanford and wife, Alice Sanford 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, Howard D. Derrick, Jr. and wife, Constance E. Derrick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles S. Sanford and wife, Alice Sanford, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2 day of February, 1973

Howard D. Derrick, Jr.

Constance E. Derrick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Howard D. Derrick, Jr. and wife, Constance E. Derrick 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 2 day of February 1973

JOE MORGAN NOTARY PUBLIC DAVIDSON

Joe Morgan, Notary Public.

Commission expires My Commission Expires Oct. 30, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

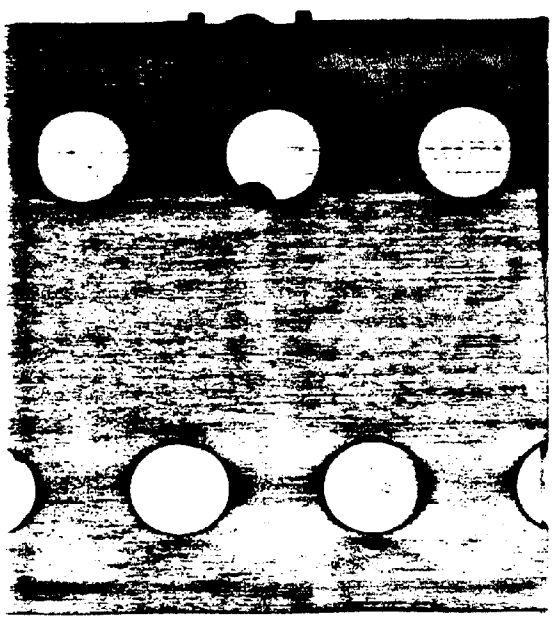
Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

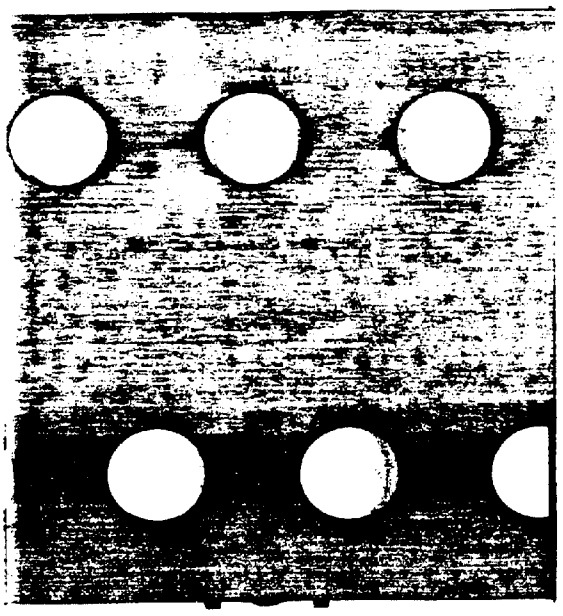
Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30696

IDENTIFICATION REFERENCE

MAY 16 11 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 91525