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This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM
David R. Emery, Trustee

TO
Richard J. Sanders & wife
Candice E. Sanders

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
JOHN W. NELLEY, JR., ATTY.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Sanders et ux (NAME)	Third National Bank (NAME)	145-7-16
5040 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

MAR 10 10 35 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

C90062

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$101,500.00 David R Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 1975.

Notary Public

MY COMMISSION EXPIRES: Aug ...

(AFFIX SEAL)

JOHN W. NELLEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------DOLLARS,
cash in hand paid by RICHARD J. SANDERS, & wife CANDICE E. SANDERS, and other good and valuable considerations, receipt whereof is hereby acknowledged,

I, David R. Emery, Trustee, with full power to mortgage, sell, lease encumber, restrict and convey without the joindar of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto the said RICHARD J. SANDERS and wife, CANDICE E. SANDERS, their heirs and representatives ~~XXXXXXXXXXXXXXXX~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Villa Crest Drive at the common corner of Lots 22 and 23; thence leaving said drive with the line between said lots South 77° 06' East 240.0 feet to a point; thence South 80° 50' West 174.45 feet to the westerly margin of Villa Crest Drive, thence with said drive along a slight curve to the left a distance of 50 feet; thence leaving said drive in a southwesterly direction 41 feet to a concrete monument; thence South 24° 50' West 218.52 feet to a concrete monument; thence South 1° 52' West 176.76 feet to a point, thence North 77° 06' West 387.86 feet to a point in the easterly margin of Villa Crest Drive; thence with said drive, 400.0 feet to the point of beginning.

Being part of the same property conveyed to David R. Emery, Trustee, with full power, by deed from Estes-Taylor Company, a Tennessee corporation, as of record in Book 4636, page 266, said Register's Office.

This conveyance is subject to owner's certificate, minimum building setback lines, easements and restrictions of record in Book 3829, page 772, said Register's Office.

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This is ~~unimproved~~ improved property, known as 5040 Villa Crest Drive, 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 Richard J. Sanders and wife, Candice E. Sanders, representatives and ~~XXXXXXXX~~ heirs ~~and assigns~~, forever.

And I do covenant with the said Richard J. Sanders and wife Candice E. Sanders their heirs & representatives that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the 1975 taxes and as otherwise indicated herein.

And I, DAVID R. EMERY, TRUSTEE do further covenant and bind myself, my successors, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard J. Sanders and wife Candice E. Sanders, their representatives ~~XXXXXXXX~~ heirs ~~and assigns~~ against the lawful claims of all persons whomsoever.

Witness my hand this Seventh day of March, 1975

DAVID R. EMERY, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID R. EMERY, TRUSTEE

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

Witness my hand and official seal at Nashville Tennessee, this 7th day of March, 19 75.

John L. Nelly, Jr., Notary Public

Commission expires Aug. 8, 1977

JOHN L. NELLY, JR. NOTARY PUBLIC DAVIDSON COUNTY

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 ~~XXXX~~self to be ..... of the ~~XXXXXXXX~~

MAR 10 75 CONV 90,000.00
MAR 10 75 CONV 11,500.00
MAR 10 75 TAX A* 263.90
MAR 10 75 FEE A* .50
MAR 10 75 DEED A* 4.00 * 268.40

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 ~~XXXXXXXX~~ self as .....

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

....., Notary Public.

Commission expires .....