BOOK 5248 PAGE 228 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Robert D. Sanders, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1978

W. W. Wickham
Notary Public

MY COMMISSION EXPIRES: Aug. 26, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda Roberta Shadden
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert DugganSanders,Jr. (NAME)	Robert Duggan Sanders,Jr. (NAME)	133 - 2
3139 Glencliff Rd. (STREET ADDRESS OR ROUTE NUMBER)	3139 Glencliff Rd. (STREET ADDRESS)	52 BH
Nashville,Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37211 (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~~ I, Linda Roberta Shadden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Duggan Sanders, Jr.

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ His 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 No. 34 and the westerly 10 feet of Lot No. 35 on the Map of W. G. Thuss' Subdivision of Stump Property, as of record in Book 547, page 7, Register's Office for said County, more particularly described on a survey thereof made January 29, 1958, by Ralph W. C. Lambert, Surveryor, as follows:

Said Lot No. 34 and the westerly 10 feet of Lot No. 35 adjoin and front together 60 feet on the northerly side of Thuss Avenur and extend back between lines, 197 feet on the westerly side and 198.6 feet on the esterly side, to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to Linda Roberta Perry (now Shadden) by deed from Robert Duggan Sanders, Jr., of record in Book 3128, page 281, Register's Office for said County and the same property conveyed to James G. Shadden by deed from Linda Roberta Shadden of record in Book 3833, page 325, Register's Office for said County. Being the same property conveyed to Linda Roberta Shadden by deed from James G. Shadden of record in Book 5216, page 29, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 302 Thuss Avenue, Nashville, Tennessee 37211
(House Number) (Street) (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 ____ hand ____ this 1 day of Feb, 1978

Linda Roberta Shadden

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Linda Roberta Shadden

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 Nashville, Tennessee, this 1 day of Feb 19 78

Commission expires My 19, 1980

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

WARRANTY DEED

FROM Linda Roberta Shadden

TO Robert Duggan Sanders, Jr.

E 48457

IN REFERENCE

FEB 1 9 45 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-1 78	CONV	28,000.00			
FEB-1 78	S'TAX		B*	72.80	
FEB-1 78	PR'FEE		B*	.50	
FEB-1 78	M'DEED		B*	4.00	* 77.30