This Instrument Prepared By:
DAVID B. HUDDLE
Brittle, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5299 PAGE 127

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-10-318	Michael L. Sanderson	MORTGAGE CORP. OF THE SOUTH P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-8392	513 Conway Drive	089915
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated December 13, 1976, in the original principal sum of $17,900.00, payable to Mortgage Corporation of the South, in monthly installments as set out in said note, with interest as set forth therien, and being secured by a deed of trust executed by Richard E. Moore and wife, Theda J. Moore, to Lawrence Z. Crockett, Trustee, as of record in Book 5097, Page 237,

RICHARD E. MOORE and wife, THEDA J. MOORE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL L. SANDERSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 46 on the Plan of Urbandale, Section II, as of record in Book 1835, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the westerly side of Conway Street and extends back 131.5 feet on the northerly line and 130.6 feet on the southerly line, to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Richard E. Moore and wife, Theda J. Moore, by deed from Lowell C. McElheny and wife, Wanda F. McElheny, as of record in Book 5097, Page 235, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants of record in Book 2016, Page 37, Said Register's Office.

JUN 15 78	CONV	18,683.74			
JUN 15 78	S'TAX		B*	48.62	
JUN 15 78	PR'FEE		B*	.50	
JUN 15 78	W'DEED		B*	4.00	* 53.12

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and 1978 taxes which have been assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of June, 1978.

Theda J. Moore

Theda J. Moore

Richard E. Moore

Richard E. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard E. Moore and wife, Theda J. Moore 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, the 15th day of June, 1978.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER

$ 18,683.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 1978

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM RICHARD E. MOORE et ux.

TO MICHAEL J. SANDERSON

E. 7. I. 3 2 8.

IDENTIF. REFERENCE

JUN 15 1 42 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public