This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5319 PAGE 238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby Wilkes	Lovell & Marlowe	Map 95-1
(NAME) 2137 Guaranty Dr.	(NAME) 404 James Robertson Pkwy P.O. Box 2663	Parcel 44
(STREET ADDRESS OR ROUTE NUMBER) Donelson, Tennessee	(STREET ADDRESS) Nashville, Tenn 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Ruby Wilkes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Ruby Wilkes has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $13,550.00 secured by deed of trust of record in Book 3760, page 233, Register's Office of Davidson County, Tennessee,

We, Brent M. Sanders and Norma F. Sanders

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

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, page 23, Register's Office for said County.

Said lot fronts 69.97 feet on the south side of Guaranty Drive and runs back 149.3 feet on the westerly line and 165.1 feet on the easterly line, to a line in the rear, on which it measures 94.8 feet, said rear line being a broken line.

Being the same property conveyed to Brent M. Sanders and wife, Norma F. Sanders, by deed from Lula M. Parsley, of record in Book 4249, page 137, said Register's Office, the said Brent M. Sanders and Norma F. Sanders having since divorced by Decree of record in Minute Book 18A, page 684, Sixth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities, 75-foot building set-back line from Guaranty Drive, and conditions of Owner's Certificate of record in Book 2331, page 23, Register's Office for said County; and restrictive covenants of recordin Book 2545, page 322 and Book 2396, page 365, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,250.00

Subscribed and sworn to before me, this the 21 day of July, 19 78

Affiant Ruby Wilkes

My commission expires: 11-12-80 (Affix Seal)

Notary Public Linda W. Chastain

This is { unimproved ( ) / improved (X) } property, known as 2137 Guaranty Drive, (House Number) (Street) Nashville, Tennessee 37214 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

Ruby Wilkes,

her *(successors), heirs and assigns forever.* We *covenant that* we are *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 for 1978 taxes which are assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruby Wilkes,

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 21st day of July, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brent M. Sanders

Brent M. Sanders

Norma F. Sanders

Norma F. Sanders

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Justin W Charlton, *a Notary Public in and for said County and State,* Brent M. Sanders and Norma F. Sanders

the within named 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 28th *day of* July, *19* 78

Justin W. Charlton
Notary Public

Commission expires 11-12-80

JUSTIN W. CHARLTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

Brent M. Sanders et al

TO

Ruby Wilkes

Mail to:
Century 21 Charlton Realty Co.
490 Bell Road
Nashville, Tennessee 37217

AUG-2 78	CONV	36,250.00			
AUG-2 78	S'TAX		B*	94.12	
AUG-2 78	PB'FEE		B*	.50	
AUG-2 78	W'DEED		B*	4.00	* 98.62

E 80230

IDENTIF. REFERENCE

AUG 2 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238