78-8-22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. SNEED, et ux (NAME)	MCNEILL MORTGAGE & INVESTMENT CO.INC (NAME)	5DU 44954
315 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 11227 (STREET ADDRESS)	Map: 148-13
Nashville, TN 37211 (CITY) - (STATE) (P. O. ZIP)	MEMPHIS, TENNESSEE 38111 (CITY) (STATE) (ZIP)	Par: 155

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, ROBERT D. SANDERS and wife, ALEXINE JOLLEY SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. SNEED and wife, LINDA A. SNEED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 261 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said County.

SAID Lot No. 261 fronts 74 feet on the south side of Fairlane Drive and runs back 260.8 feet on the west line and 292.7 feet on the east line to a dead line, which is a broken line, on which it measures 91.8 feet.

BEING the same property conveyed to Robert D. Sanders by deed from Richard P. Campbell and wife, Veda B. Campbell of record in Book 4258, Page 165, Register's Office for Davidson, County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 2598, Page 491, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

Alexine Jolley Sanders, wife of Robert D. Sanders, joins in this conveyance for the purpose of conveying any interest that she now has, or could at any time have in the future, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 315 Fairlane Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) 37211 (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 our hand S this 11th day of August, 19 78

Robert D. Sanders
ROBERT D. SANDERS

Alexine Jolley Sanders
ALEXINE JOLLEY SANDERS

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Sanders and wife, Alexine Jolley Sanders

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 West Columbia, South Carolina this 11th day of August 19 78.

Commission expires May 23, 1982

Notary Public for S.C.

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
ROBERT D. SANDERS et ux

ALEXINE JOLLEY SANDERS
TO
MARK A. SNEED et ux

LINDA A. SNEED

E 83398

IDENTIF. REFERENCE

AUG 17 12 03 PM '78

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4

AUG 17 78	CONV	28,500.00			
AUG 17 78	S'TAX		B*	74.10	
AUG 17 78	PR'FEE		B*	.50	
AUG 17 78	W'DEED		B*	4.00	* 78.60