PREPARED BY WHITE, REGEN & BURCH, ATTORNEYS, DICKSON, TENNESSEE

MAP 168
Par 129 Jw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand and No/100 ($32,000.00) Dollars paid and to be paid as follows: One and No/100 ($1.00) cash in hand paid by Arthur R. Sanders and wife, Dorthy Sanders, receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of and agreement by the Grantees herein to pay a certain promissory note dated February 19, 1971, executed by George Robert Walls and wife, Kathy E. Walls, (and thereafter assumed by the Grantor herein), payable to the order of the Lomas & Nettleton Company, in the original principal amount of Nineteen Thousand Two Hundred and No/100 ($19,200.00) Dollars. The current balance of said note is Seventeen Thousand Four Hundred Ninety-Two and 51/100 ($17,492.51) Dollars. Grantees agree to assume said loan commencing with the September 1, 1978, payment; said note is secured by a deed of trust on the hereinafter described property which is of record in Book 4482, page 665 in the Register's Office of Davidson County, Tennessee; and further the balance of Fourteen Thousand Five Hundred Seven and 49/100 ($14,507.49) Dollars, evidenced by their promissory note of even date herewith payable to the Grantor herein in the principal amount of Fourteen Thousand Five Hundred Seven and 49/100 ($14,507.49) Dollars payable in monthly installments of One Hundred Forty and No/100 ($140.00) Dollars each, to be applied first to interest at the rate of ten percent (10%) per annum and then to the reduction of principal, beginning September 30, 1978, and continuing on the 30th day of each succeeding month until the total of principal and accrued interest is paid, and to secure the payment of said Note, a deed of trust on hereinafter described property has this day been executed and delivered to Grantor; PATRICK INVESTMENTS, INC., a Tennessee corporation, acting by and through its President, has bargained and sold

and by these presents does transfer and convey unto the said ARTHUR R. SANDERS AND WIFE, DORTHY SANDERS, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, as follows:

> Land in the Ninth Civil District of Davidson County, State of Tennessee, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows:
>
> BEGINNING in the westerly margin of Hester and Beasley Road at a point 320.0 feet Southerly from the northeast corner of the Colebrooke Tract; running thence with said margin, South 34 degrees 30 minutes West 102.0 feet to an iron pin; thence North 55 degrees 30 minutes West 400.0 feet to an iron pin; thence North 34 degrees 30 minutes East 102.0 feet to an iron pin; thence South 55 degrees 30 minutes East 400.0 feet to the beginning.
>
> Being the same property conveyed to Patrick Investments, Inc. by deed from Warren B. Sloan and wife, Vera B. Sloan, dated May 3, 1977, and of record in Book No. 5149, page 503 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Arthur R. Sanders and wife, Dorthy Sanders, their heirs and assigns, forever. And said Patrick Investments, Inc. does hereby covenant with the said Arthur R. Sanders and wife, Dorthy Sanders, that it is lawfully seized and possessed of said land in Fee Simple, has a good right to convey it, and the same is unencumbered.

And said corporation does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Arthur R. Sanders and wife, Dorthy Sanders, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Patrick Investments, Inc. has caused its name to be subscribed hereto by its President, on this the 30th day of August, 1978.

PATRICK INVESTMENTS, INC.

BY: _____
President

BOOK 5339 PAGE 567

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, H R Sutton, a Notary Public in and for the County and State aforesaid, the within named E. Don Hall, to me personally known, and who upon his oath acknowledged himself to be the President, of Patrick Investments, Inc., a corporation, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for and on behalf of said corporation by signing its name thereto by himself as such President, and that he executed such instrument as the free act and deed of said corporation and for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this the 15th day of September, 1978.

H R Sutton, Jr.
Notary Public

H. R. SUTTON, JR. NOTARY PUBLIC DICKSON COUNTY, TN.

My Commission Expires:

3-21-, 1981

E 89452

IDENTIF. REFERENCE

SEP 19 2 03 PM '78

FELIX Z. V. SON II REGISTER
DAVIDSON COUNTY, TENN.

SEND TAX BILLS TO:

Arthur R. Sanders
Rt 1 Box 101-A
Hester Beasley Rd
Kingston Springs, TN 37082

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles Pack
Affiant

Subscribed and swern to before me this the 15th day of Sept. 1978

Clyde Buckner

STATE OF TENNESSEE, DICKSON COUNTY
The foregoing instrument and certificate were noted in Note Book 6 Page 88 At 11:10 O'clock AM 9-15-78 and recorded in Book 62 Page State Tax Paid $83.20
Fee .50 Recording Fee 6.00 Total $ 89.20
Witness My Hand.
Receipt No. 10618 Void
Clyde Buckner
Register

SEP 19 78	CONV	32,000.00			
SEP 19 78	S'TAX		B*	83.20	
SEP 19 78	PR'FEE		B*	.50	
SEP 19 78	W'DEED		B*	6.00	* 89.70