THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

BOOK 5343 PAGE 114

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP G. SANKER	SAME	104-05
(NAME)	(NAME)	Par 18 1s
106 39th Ave. N.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CLAYTON ALFRED SANKER AND WIFE, JESSIE P. SANKER, hereinafter referred to as Grantors

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

PHILLIP G. SANKER, hereinafter referred to as Grantee,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 71 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the easterly side of 39th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property vested in Clayton Alfred Sanker and Willie Mae Halmontaller as tenants in common, each having a one-half undivided interest, by instruments of record in Book 5299, page 51, Book 1422, page 285 and Book 3823, page 640, Register's Office for Davidson County, Tennessee, and the said Willie Mae Halmontaller died intestate in Davidson County, Tennessee on August 27, 1978, survived by Clayton Alfred Sanker as the only child born to her during her lifetime and her only heir at law. The said property is thus vested in fee simple in Clayton Alfred Sanker. Jessie P. Sanker, wife of Clayton Alfred Sanker, joins in this conveyance to convey any right, title or interest she may have in the said property, marital or otherwise.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 25th day of Sept. 19 78

Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) 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 grantee, his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* Sept., 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.*

Clayton Alfred Sanker

Jessie P. Sanker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON ALFRED SNAKER AND WIFE, JESSIE P. SANKER

the within named bargainors, 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 Goodlettsville, in Tennessee, this 25th day of Sept., 19 78.

Judy P Adkins
Notary Public

Commission expires 7-18-82

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.....

Name. Return to Goodlettsville, Tn. 37072

WARRANTY DEED

FROM

CLAYTON ALFRED SANKER, ET UX
TO
PHILLIP G. SANKER

SEP 27 78	CONV	27,000.00			
SEP 27 78 S'TAX			B*	70.20	
SEP 27 78 PR'FEE			B*	.50	
SEP 27 78	W'DEED		B*	4.00	* 74.70

E: 9103 I:

IDENTIF. REFERENCE

SEP 27 2 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115