BOOK 5344 PAGE 510 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,431.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 1978.

Notary Public

MY COMMISSION EXPIRES: 9-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Sanders et ux (NAME)	Third National Mortgage Company (NAME)	5 DU 61552
223 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	173-1
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	78

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, DONALD M. WRIGHT and wife, JUDY M. WRIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. SANDERS and wife, CHERI L. SANDERS

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:

LAND in Davidson County, Tennessee, being Lot No. 74 on the plan of Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 74 fronts 80.0 feet on the easterly margin of Cedarview Drive and extends back 179.10 feet on the southerly line and 195.71 feet on the northerly line to a dead line in the rear, measuring 118.11 feet thereon.

BEING the same property conveyed to Donald M. Wright and wife, Judy M. Wright by deed from Brent Valley Builders, Inc. of record in Book 4937, page 1, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to John W. Murphree Company of record in Book 4937, page 3, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 223 Cedarview Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (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 29th day of September, 1978

Donald M. Wright

Donald M. Wright

Judy M. Wright

Judy M. Wright

STATE OF TENNESSEE
Davidson County

BOOK 5344 PAGE 511

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Wright and wife, Judy M. Wright

the 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 Nashville, Tennessee, this 29th day of September, 1978.

Commission expires 9-8-79

Notary Public

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 DONALD M. WRIGHT et ux

TO JAMES R. SANDERS et ux

E 91631

IDENTIF. REFERENCE

OCT 2 9 36 AM '78

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (djm)

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OCT-28 78	CONV	47,431.48			
OCT-28 78	S'TAX		B*	123.24	
OCT-28 78	PR'FEE		B*	.50	
OCT-28 78	W'DEED		B*	4.00	* 127.74