FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 78

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rolf Nutten (NAME)	Third National Mortgage Company (NAME)	Map 145-7
5040 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	Par. 16
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37244 (CITY) (STATE) (ZIP)	OH 11858

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, RICHARD J. SANDERS and wife, CANDICE E. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROLF NUTTEN

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. 22 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard J. Sanders and wife, Candice E. Sanders, by deed from David R. Emery, Trustee, of record in Book 4914, page 909 and Book 4894, page 729, said Register's Office.

It is understood and agreed that part of the condiseration 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 Third National Mortgage Company, of record in Book 4894, page 731, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved (X) property, known as 5040 Villa Crest Drive, Nashville, TN 37220
(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 16th day of October, 19 78

Richard J. Sanders — RICHARD J. SANDERS

Candice E. Sanders — CANDICE E. SANDERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Richard J. Sanders and wife, Candice E. Sanders

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 16th day of October 1978

Commission expires 8/15/79

Betty G. Chrisman
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

E 94943

WARRANTY DEED

FROM
Richard J. Sanders

TO
Rolf Nutten

Please record and file in Box "7"

IDENTIF. REFERENCE

OCT 18 9 25 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT 18 78	CONV	90,000.00	} 131,000.00			
OCT 18 78	CONV	41,000.00				
OCT 18 78	S'TAX			B*	340.60	
OCT 18 78	PR'FEE			B*	.50	
OCT 18 78	W'DEED			B*	4.00	* 345.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.