Send Tax Statements To:
Norman Garabed Manookian
~~4811 Wisconsin Avenue, N. W.~~
~~Washington, DC 20016~~
14012 Northgate Dr.
Silver Spring, MD.
20906

Map	Parcel
6DU 161-3-98	62550

This Instrument Prepared:
James L. Woodard, Attorney
329 Main St., Suite 205
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Three Thousand Five Hundred Ninety-Three and 12/100 ($33,593 12) Dollars, cash in hand paid by the hereinafter named Grantees, NORMAN GARABED MANOOKIAN and wife, CARNETHA MANOOKIAN, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by the said Grantees of the payment of the balance due on the indebtedness evidenced by a certain promissory note dated June 24, 1977, executed by the Grantors herein and payable to the order of Commerce Union Bank, in the principal sum of Twenty-Six Thousand Eight Hundred-Fifty and no/100 ($26,850.00) Dollars, and payable in installments as provided therein, with interest as provided therein, and secured by a Deed of Trust of record in Book 5164, page 374, Register's Office of Davidson County, Tennessee, we, PRESTON O. SANDERS and wife, MARGARET R. SANDERS, have bargained and sold, and by these presents do transfer and convey unto the said NORMAN GARABED MANOOKIAN and wife, CARNETHA MANOOKIAN, and to their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the plan of McMurray Meadows Section Two of record in Book 4955, page 58, in the Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 80.68 feet on the southerly margin of Manorwood Court and extends back 182.16 feet on the easterly line

and 190.25 feet on the westerly line to a dead line in the rear, measuring 34.17 feet thereon.

Being the same property conveyed to Preston O. Sanders and wife, Margaret R. Sanders, by Deed of Thomas J. Shockley and wife, Jane H. Shockley, of record in Book 5317, page 768, in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements, and appurtenances thereunto 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 that the same is unencumbered, except by Deed of Trust of record in Book 5164, page 374, Register's Office for Davidson County, Tennessee, which is being assumed by the Grantees.

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.

WITNESS our hands this 8 day of Nov, 1978.

Preston O. Sanders
PRESTON O. SANDERS

Margaret R. Sanders
MARGARET R. SANDERS

BOOK 5362 PAGE 920

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Preston O. Sanders and wife, Margaret R. 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 8 day of November, 1978.

NOTARY PUBLIC

My Commission Expires:

JAN. 29, 1980

E 99769

IDENTIF. REFERENCE

NOV 13 10 19 AM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

****

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value (whichever is greater) for this transfer is $33,593.12.

Gary Mangoukian

Sworn to and subscribed before me this 8 day of November, 1978.

NOTARY PUBLIC

My Commission Expires:

JAN. 29, 1980

NOV 13 78	CONV	33,593.12			
NOV 13 78	S'TAX		B*	87.36	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	6.00	* 93.86