Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5365 PAGE 18

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. Eugene Sanders et ux	The Lomas & Nettleton Company	10D 42980
(NAME)	(NAME)	
2000 Paula Drive	P. O. Box 964	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Virginia Beach, VA 23451	
(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, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $32,100.00, to The Lomas and Nettleton Company, secured by a Deed of Trust to Ernest W. Turnbull, Trustee, of record in Book 4685, Page 278, Register's Office for Davidson County, Tennessee.

Rawley G. Speir and wife, Shirley M. Speir

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

W. Eugene Sanders and wife, Cheryl E. Sanders, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Civil District of Davidson County, Tennessee, inside the city of Madison, Tennessee, being Lot No. 118 on the Plat of Shepherd Hills, Section 3 of record in Plat Book 2900, Page 56, Register's Office for said County.

Said Lot No. 118 fronts 169.31 feet on the northerly margin of Paula Drive and extends back 259 feet on the easterly line and 222.8 feet on the westerly line to a line on the rear on which it measures 98.5 feet.

Being the same property conveyed to Rawley G. Speir and wife, Shirley M. Speir by deed from John L. Baird and wife, Mable R. Baird of record in Book 4685, page 276, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,956.24

Subscribed and sworn to before me, this the 15th day of November 1978

Affiant

My commission expires: March 5 1981
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2000 Paula Drive, Madison, TN
(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

W. Eugene Sanders and wife, Cheryl E. Sanders, their

(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,* except as herein mentioned.

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

Witness our *hand* s *this* 15th *day of* November, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rawley G. Speir

Shirley M. Speir

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Rawley G. Speir and wife, Shirley M. Speir

the within named bargainor S, 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 Hendersonville, *Tennessee, this* 15th *day of* November, *19* 78

Commission expires March 5, 1981 Thomas M. Moore *Notary Public*

THOMAS M. MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

NOV 17 78 CONV 64,956.25
NOV 17 78 S'TAX B* 169.00
NOV 17 78 PR'FEE B* .50
NOV 17 78 W'DEED B* 4.00 * 173.50

WARRANTY DEED

FROM Rawley G. Speir et ux

TO W. Eugene Sanders et ux

PLEASE RETURN TO:
TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, TN 37075

F 0 0 6 5 7

IDENTIF. REFERENCE

Nov 17 9 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238