ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
R. J. Saunders, etux	Lomas & Nettleton Company	173-1
(NAME)	(NAME)	
648 Monte Carlo Drive	5200 Pacific Avenue	52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Virginia Beach, Virginia 23451	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
----------Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $37,500.00 , secured by a Deed of Trust of record in Book 4912, page 928, Register'f Office of Davidson County, Tennessee.

We, James H. Fandrich and wife, Lisbeth A. Fandrich

have bargained and sold, and by these presents do transfer and convey unto the said R. J. Saunders and wife, Christine Y. Saunders

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 366 on the Plat of Monte Carlo Estates, Section 1, of record in Book 4675, page 58, Register's Office for said County, to which Plat reference is hereby made for a more detailed description.

Said Lot 366 fronts 85.44 feet on the West margin of Monte Carlo Drive and extends back 168.81 feet on the north line and 158.20 feet on the south line, to a line on the rear on which it measures 51.06 feet.

The above described property was conveyed to James H. Fandrich and wife, Lisbeth A. Fandrich by deed from Smithson Construction Company, Inc. of record in Book 4912, page 926, Register's Office for Davidson County, Tennessee.

JAN 17 80	CONV	52,000.00			
JAN 17 80	S'TAX		B*	135.20	
JAN 17 80	PR'FEE		B*	.50	
JAN 17 80	W'DEED		B*	4.00	* 139.70

unimproved ( )
This is improved (X) property, known as 648 Monte Carlo Drive
(House Number) (Street)
Antioch, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 12th day of January, 19 79.

x James H. Fandrich
James H. Fandrich

x Lisbeth A. Fandrich
Lisbeth A. Fandrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5386 PAGE 32

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Fandrich and wife, Lisbeth A. Fandrich

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, this 12th day of January, 1979.

My commission expires 8-26-80 Notary Public Rebecca

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Rick Saunders

Sworn to and subscribed before me
this 12th day of January, 1979.

My commission expires 8-26-80 Notary Public Rebecca

This instrument was prepared by:

DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

WARRANTY DEED

FROM James H. Fandrich, etux

TO R. J. Saunders, etux

F: 09981

rng
front

IDENTIF. REFERENCE

JAN 17 9 08 AM '79

FILED AND DULY REGISTERED
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239