This Instrument Prepared By:
DAVID R. HERBERT
Gracie, Kerry, Herbert & Crawford
23rd Fl., L & C Tower
Nashville, Tennessee 37219

Join #511664-2

BOOK 5392 PAGE 563

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-5-91 Js	Mr./Mrs. Edwin C. Sanders	Fidelity Federal Savings & Loan 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11W-42555	3514 Geneva Circle	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I

SYLVIA B. SUESBERRY, INDIVIDUALLY and SYLVIA B. SUESBERRY, TRUSTEE under the Will of Leora W. Bowman

1387 02/05 157.00- CHECK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Denise Billye Bowers Sanders and Husband, Edwin C. Sanders, II

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 130 on the proposed plan of College Hill Subdivision, Section 5, and described according to a plan prepared by George W. Watkins, Surveyor, 1955, as follows:

BEGINNING at a point in the westerly margin of 35th Avenue North at the common corners of Lots 129 and 130; thence with the line between said lots westerly 138 feet to a corner of Lot 131 on said plan; thence with the line between Lots 130 and 131, northwesterly 108 feet to a point in the southerly margin of Geneva Circle; thence with the margin of the same easterly 170 feet to a concrete monumnet at the beginning of a curve; thence around said curve southeasterly 31.42 feet to another concrete monument in the westerly margin of 35th Avenue North; thence with the margin of the same northerly 105 feet to the point of beginning.

BEING the same property conveyed to Dr. L. A. Bowman and wife, Leora W. Bowman by deed from Calvin L. McKissack, Trustee and Calvin L. McKissack, individually, of record in Book 2599, Page 229, Register's Office for Davidson County, Tennessee, the said Dr. L. A. Bowman and wife, Leora W. Bowman having since died, the said Dr. L. A. Bowman having predeceased Leora W. Bowman, and said property having been devsied to Sylvia B. Suesberry, Monica Suesberry and Carla Suesberry as devisees under the will of Leora W. Bowman of record in Will Book 92, Page 348, County Court Clerk's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of November, 1978.

Y Sylvia B. Suesberry
Sylvia B. Suesberry, Individually

Y Sylvia B. Suesberry, Trustee
Sylvia B. Suesberry, Trustee under the Will of Leora W. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5392 PAGE 564

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sylvia B. Suesberry, Individually, and Sylvia B. Suesberry, Trustee under the Will of Leora W. Bowman

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the 13 day of November, 1978

My commission expires: OFFICIAL SEAL BRUCE J. BROTHERS NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires January 22, 1980

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Jan 19 79

MY COMMISSION EXPIRES: 4-10-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
SYLVIA B. SUESBERRY, Individually

TO
SYLVIA B. SUESBERRY, Trustee

EDWIN C. SANDERS et ux.

F. 1 2 8 6 8

IDENTIF. REFERENCE

FEB 5 3 54 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ *Notary Public*