FILE IN BOX 10

This Instrument prepared by: Charles H. Weathers, Attorney
1717 West End Avenue
Nashville, Tennessee 37203

NEW OWNER:
RICHARD J. SANDERS ETUX
3938 WOODLAWN DR
NASHVILLE TN

SEND TAX BILLS TO:
FIRST TENNESSEE BANK, N.A.
P.O. BOX 474
MEMPHIS, TN 38101

MAP 116-4
PARCEL 8

WARRANTY DEED

BOOK 5398 PAGE 725

FOR AND IN CONSIDERATION of the sum of one hundred thirty-one thousand ($131,000.00) dollars, to me cash in hand paid, the receipt of which is hereby acknowledged, I, Charles H. Weathers, an unmarried man, have this day bargained and sold and by these presents do hereby transfer and convey unto Richard J. Sanders and wife, Candice E. Sanders, their heirs and assigns, a certain improved tract or parcel of land in Davidson County, Tennessee known as 3938 Woodlawn Drive, Nashville, Tennessee and more particularly described as follows:

> LAND in Davidson County, Tennessee, being the westerly 150 feet of Lot N. 2 on the Map of Kimpalong Place, of record in Book 547, Page 18, Register's Office for said County.
>
> SAID Part of Lot No. 2 fronts 150 feet on the northerly side of Woodlawn Drive and extends back 206 feet, more or less on the easterly line and 210 feet on the westerly line to a dead line, measuring 150 feet thereon.
>
> BEING the same property conveyed to David Barton and wife, Fannie Klein Barton, by deed from O. C. Carmichael and wife, Ruth Mae Carmichael, of record in Book 1340, Page 389, Register's Office for Davidson County, Tennessee. The said David Barton having since died and being the same property conveyed to Charles H. Weathers by Fannie Klein Barton by deed dated February 1, 1978 and recorded in Deed Book 5248, page 730, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property, the only one known to grantor being a 20 foot square permanent easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3924, page 392 Register's Office for Davidson County, Tennessee. Taxes for the current year have been prorated and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract of land together with the appurtenances, estate, title, and interests belonging to said Richard J. Sanders and Candice E. Sanders, their heirs and assigns, forever.

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AND, I, Charles H. Weathers do covenant with Richard J. Sanders and Candice E. Sanders that I am lawfully seized and possessed of said land in fee simple, have a good right to convey same, and that it is unencumbered except for the above exclusions. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the above described property to Richard J. Sanders and Candice E. Sanders, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this second day of February, 1979.

Charles H. Weathers
Charles H. Weathers

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Robert B. Gessler, a Notary Public in and for the State and County aforesaid, Charles H. Weathers, the bargainor, with whom I am personally acquainted, and acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennesse, this the 7 day of Feb, 1979.

Robert B. Gessler
Notary Public

Oct 17 1979
My Commission Expires

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear that the actual consideration or value, whichever is greater, for this transfer is $ 131,000.00.

Richard J. Sanders Jr.
AFFIANT

Subscribed and sworn to before me this the 6th day of February 1979.

Notary Public

My Commision Expires

F.I. 5687

IDENTIF. REFERENCE

FEB 26 2 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.