This Instrument Prepared By

Kelley, Herbert & Crawford
Floor, L & C Tower

BOOK 5418 PAGE 330

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 128-10-48 | Mr. Bernard Sanderson | Home Federal Savings & Loan<br>230 Fourth Avenue, North<br>Nashville, TN. 37219 |
| FIELD BOOK NUMBER(S)<br>9D-57628 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>204 Sawyer Brown Road | LOAN OR ACCOUNT NO. 600-591-3<br>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 DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 29, 1977, in the original principal sum of $27,075.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Ollie Brown Meadors, III and wife, to Attorneys Title Company, Trustee, as of record in Book 5165, page 987,

OLLIE BROWN MEADORS, III and wife, CHERYL MEADORS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD SANDERSON

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. 216 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ollie Brown Meadors, III and wife, Cheryl Meadors, by deed from Eldred C. Reaney, Jr., and wife, Beverley J. Reaney, as of record in Book 5165, page 985.

This conveyance is made subject to restrictions of record in Book 4467, page 85.

4558

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., except as shown above and 1979 taxes which have been prorated and assumed by Grantees.

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 6th day of April, 19 79

Ollie Brown Meadors III — Cheryl Meadors

Ollie Brown Meadors, III — Cheryl Meadors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ollie Brown Meadors, III and wife, Cheryl Meadors the 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 Nashville, Tennessee, this, the 6th day of April, 1979.

Mary Ann Kelley
Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM

OLLIE BROWN MEADORS, III

AND WIFE

TO

BERNARD SANDERSON

F-22985

IDENTIF. REFERENCE

APR 9 11 16 AM '79

FELIX Z. WILSON II 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

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

38500.00- CO
100.10 CO TX
.50 PRFEE
4.00 WDEED
CHECK 104.60-
4558A04/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-229855

IDENTIF. REFERENCE

APR 9 11 16 AM '79

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

**No.** 675962