This instrument was prepared by: Fitz Bal 21
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sam Sanders, Jr. et ux	Same	145-20
(NAME) PO Box 15746	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37215	(STREET ADDRESS) BOOK 5421 PAGE 84	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged;

I, W. M. Blackie

have bargained and sold, and by these presents do transfer and convey unto the said Sam Sanders, Jr. and wife, Doris Sanders

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

(See attached sheets for description.)

APR 13 2 40 PM '79
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

24075

Van Meter Proctor Blackie, wife of W. M. Blackie, hereby joins in this deed to convey any and all right, title and interest that she might have in the subject property by reason of her marriage to the said W. M. Blackie.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(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 13th day of April, 1979.

W. M. BLACKIE

Van Meter Proctor Blackie

VAN METER PROCTOR BLACKIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5421 PAGE 85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. M. Blackie

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 1979.

My commission expires Feb 4, 1980 Notary Public Vivian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN METER PROCTOR BLACKIE, the bargainor, 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 Nashville, Tennessee, this 13th day of April, 1979.

Mary L. Alexander
NOTARY PUBLIC

My commission expires: 3/2/81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 110,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sam Sanders Jr.

Sworn to and subscribed before me
this 13th day of April, 1979.

My commission expires Feb 4, 1980 Notary Public Vivian Mitchell

This instrument was prepared by:

GRISSIM AND SHORT, Attorneys, 1400 American Trust Building, Nashville, Tennessee 37201

Name Address

5553 WARRANTY DEED - QUICK

FROM

W. M. BLACKIE and wife,

TO

VAN METER PROCTOR BLACKIE

SAM SANDERS, JR. and wife,

DORIS SANDERS

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

ANDERSON-DELK & ASSOCIATES
4741 Trousdale Drive
Nashville, Tennessee 37220

LEGAL DESCRIPTION

Being a 10.26, more or less, acre tract of land lying in the 2nd civil district of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to W.M. Blackie as of record in Book 1086, Page 637, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point lying on the southerly margin of Fredericksburg Drive said point further described as being the most north-westerly point of Lot 14 on the plan of Laurel Ridge Section Two as of record in Book 3600, Page 8, Register's Office of Davidson County, Tennessee; thence with the westerly line of the said Lot 14 south 5 degrees 02 minutes west a distance of 354.4 feet to an existing monument cap in concrete; thence south 10 degrees, 28 minutes west, a distance of 56.6 feet to a point; thence with the northerly line of Lots, 10, 9 and 8 on the plan of Tyne Valley Estates, Section 4, as of record in Book 3600, Page 10, Register's Office of Davidson County, Tennessee north 88 degrees, 18 minutes west a distance of 299.40 feet to a point; thence leaving the northerly line of the said Lot 8 Tyne Valley Estates Section 4 and running with the westerly line of the Hilary H. Osborn Property as of record in Book, 4051 Page 797, Register's Office Davidson County, Tennessee north 0 degrees, 32 minutes, west a distance of 288.02 feet to a sassafras tree; thence north 9 degrees, 53 minutes, 15 seconds west a distance of 234.04 feet to a point; thence north 25 degrees, 54 minutes, 08 seconds east a distance of 342.93 feet to a point; thence north 10 degrees, 17 minutes, 11 seconds west a distance of 543.43 feet to a point; thence north 86 degrees, 28 minutes, 22 seconds east a distance of 333.83 feet to a point in the westerly line of Lot #9 on the said plan of Laurel Ridge Section Two; thence with the westerly

line of the said Laurel Ridge Section Two south 5 degrees, 02 minutes, west a distance of 994.9 feet to the point of beginning containing 10.26, more or less, acres. BOOK 5421 PAGE 87

BEING part of the same property conveyed to W. M. Blackie by deed of record in Book 1086, page 637, Register's Office for Davidson County, Tennessee.

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

BOOK 5421 PAGE 88

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
			110000.00- CO	
			286.00 CO TX	
			.50 PRPEC	
			8.00 WDEED	
			CHECK	294.50-
5902A04/13/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-24075

IDENTIF. REFERENCE

APR 13 2 40 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 677255