7093 06/05 295.70- CHECK

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

BOOK 5444 PAGE 906

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT L. SANFORD, et ux JOHN R. SANFORD, et ux CHARLES E. LEE, et ux	ROBERT L. SANFORD 1041 JASPERSON MADISON, TENN 37115	51-4 92 11D 45520 51-4 93 11D 42515 51-4 94 11D 42510 51-4 95 11D 42505 51-4 87 11D 47875 51-4 88 11D 47880

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FREDEREC B. COTHREN, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT L. SANFORD and wife, ERIKA A. SANFORD, JOHN R. SANFORD and wife, MILDRED E. SANFORD, and CHARLES E. LEE, and wife, BARBARA J. LEE, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

Parcel A: Land in Davidson County, Tennessee, being the West 47 feet of Lot No. 11 and the east 28 feet of Lot No. 12 on the Map of the Madison Realty Company's Subdivision, of record in Book 547, page 164, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the north side of Neely's Bend Road and run back between parallel lines 190 feet to a dead line.

Parcel B: Land in Davidson County, Tennessee, being Lot No. 13 andpart of Lot No. 12 of the Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of Neely's Bend Road, and runs back between parallel lines 190 feet to a dead line, and said part of Lot No. 12 fronts 22 feet on the northerly side of Neely's Bend Road and adjoins Lot No. 13 on the easterly side of same and runs back between parallel lines 190 feet to said dead line, and Lots Nos. 13 and part of 12 adjoin and together front 72 feet on the northerly side of said Neely's Bend Road and runs back between parallel lines 190 feet to said dead line.

Parcel C: Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Madison Realty Company's Subdivision, Madison, Tennessee, of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the north side of Neely's Bend Road, as widened, and runs back between parallel lines 190 feet to a dead line, excluding; however, that part taken for the widening of Neely's Bend Road.

Parcel D: Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Madison Realty Company's Subdivision at Madison as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the south side of Harrington Avenue and runs back between parallel lines 190 feet to a dead line.

Parcel E: Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Madison Realty Company's Subdivision, Madison, Tennessee, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the southerly side of Harrington Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Frederec B. Cothren by deed from Edythe S. Cothren of record in Book 5442, page 603, and being the same property conveyed to Frederec B. Cothren and wife, Edythe S. Cothren by deed from Cothren Medical Associates, a Tennessee Corporation, of record in Book 4969, page 407, Register'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 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. Wherever 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 my hand this first day of June, 1979.

Frederec B Cothren
FREDEREC B. COTHREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Robt L Arnold
AFFIANT

Subscribed and sworn to before me, this the 1st day of June, 1979.

Valda Martz
NOTARY PUBLIC

My Commission Expires: April 20, 1981.

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 Frederec B. Cothren, 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 Madison, Tennessee, this first day of June, 1979.

Valda Martz
NOTARY PUBLIC

My Commission Expires: April 20, 1981.

F.32699 PAID
IDENTIFICATION REFERENCE
JUN 5 8 21 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5444 PAGE 908

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

	112000.00-	CO
	291.20	CO TX
	.50	PRFEE
	4.00	WDEED
	CHECK	295.70-
7093A06/05/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 326999

IDENTIF. REFERENCE

JUN 5 8 21 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688094