BOOK 5447 PAGE 27

FORM NO. WD-1

PREPARED BY & RETURN TO:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James J. Sanders Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1979.

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James & Wynelle Sanders (NAME)	Same (NAME)	Map 115-12
6107 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 89
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	802-70670

FOR AND IN 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, WE, Donald F. Houser and wife, Nell A. Houser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Sanders and wife, Wynelle Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of West Meade Farms, Inc., Section "B", as of record in Book 1835, page 7, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Robin Hill Road at the corner of Lots Nos. 24 and 25; thence with the line between said two lots, eastwardly 320.6 feet; thence north 26° 31' east 89 feet to the corner of Lots 25 and 27; thence with the line between said two lots, northwestwardly 144 feet to the corner of Lots Nos. 25, 26 and 27; thence with the line between said Lots Nos. 25 and 26, westwardly 256 feet to the easterly margin of Robin Hill Road; thence with same, southwardly 162 feet to the beginning.

BEING the same property conveyed to Donald F. Houser and wife, Nell A. Houser, by deed from Sam L. Leach, acting by and through my attorney-in-fact, Ward Hudgins, and wife, Helen F. Leach, of record in Book 2393, page 478, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6107 Robin Hill Road, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of June, 19 79

Donald F. Houser

Donald F. Houser Nell A. Houser

STATE OF TENNESSEE
Davidson County

BOOK 5447 PAGE 28

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald F. Houser and wife, Nell A. Houser

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 5th day of June 19 79

Commission expires June 9, 1980

Joel Riggs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Donald F. Houser and wife,
Nell A. Houser

TO
James J. Sanders and wife,
Kynelle Sanders

F. 33453

IDENTIF. REFERENCE

JUN 8 8 34 AM '79

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5447 PAGE 29

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

70000.00- CO
182.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 186.50-
8005A06/08/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-33453

IDENTIF. REFERENCE

JUN 8 8 34 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 688978