FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Albert M. Lucas Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 79

Dora F. Pickell
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

BOOK 5478 PAGE 952

THIS INSTRUMENT WAS PREPARED BY
HOWARD F. BUTLER, 12th FLOOR, FIRST AMERICAN CTR., NASHVILLE, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD K. SANDERS, ET UX	Same (NAME)	
BETTY L. SANDERS	P.O. Box 40082 (STREET ADDRESS)	160-6
5409 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tn. 37204	35
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Albert M. Lucas, Jr. et ux Nelda B. Lucas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard K. Sanders, et ux Betty L. 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. 195 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.

Said Lot No. 195 fronts 203.01 feet on the westerly side of U.S. Highway 31 (Franklin Road) and runs back between lines 450 feet on the southerly side and 446.02 feet on the northerly side to a line in the rear measuring 191.47 feet thereon.

Being the same property conveyed by deed to Albert M. Lucas, Jr., et ux Nelda B. Lucas, from Frances R. Causey as of record in Book 5004, page 700, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 5409 Franklin Road, Nashville, TN 37220
(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 8th day of August, 1979

Albert M. Lucas Jr.

Nelda B. Lucas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Albert M. Jr. & Nelda B. Lucas, a Notary Public in and for said County and State, the within named Albert M. Lucas, Jr. et ux Nelda B. Lucas

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 Nashvile, Tennessee, this 8rd day of Aug. 1979

Commission expires 3-8-80

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

ALBERT M. LUCAS, JR, ET UX

NELDA B. LUCAS

TO

HOWARD K. SANDERS, ET UX

BETTY L. SANDERS

F 44950

IDENTIF. REFERENCE

AUG 8 2 43 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
257	A	08/08/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 44950

IDENTIF. REFERENCE

AUG 8 2 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703126