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FORM NO. WD-1

1377* 04/03 89.70- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,000.00 Mrs Velma S. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 80.

Notary Public W.K.Georgas Jr.

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Velma S. Sanders (NAME)	(NAME)	MAP 44-11
116 Orchard Street (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PAR 20
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	04D-42155

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~~ I, Margaret Drake Allen, Executrix, for the Estate of Clarence Bratton Drake, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mrs. Velma S. Sanders and John E. Sanders, Sr., as Joint Tenants with Rights of Survivorship,

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:

Being Lot No. 149, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, Register's Office for Davidson County, Tennessee; fronting 50 feet on Orchard Drive, containing 0.39 acres, more or less;

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities and five (5) special easements, two (2) each 10 feet wide for electric and/or telephone cable, one (1) 5 feet wide for sewer, one (1) five feet wide, more or less, for water, and one (1) 5 feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to C.B.Drake, who is one in the same person as Clarence Bratton Drake, and wife Lona W. Drake by deed of record in Book 1757, page 84, RODCTN. The said Lona W. Drake passed away on 12/8/76. The said Clarence Bratton Drake passed away on 9/18/79. Reference is hereby made to Rule #67804, Office of the Probate Court Clerk for Davidson County, Tennessee.

Subject to all Restrictions and Easements of record.

Subject to Davidson County property taxes for the year 1980, which are assumed by the Grantee herewith.

This is unimproved ( ) improved (XX) property, known as 116 Orchard Street (House Number) (Street) Old Hickory, Tennessee (P. O. Address) (City or Town) 37138 (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 my hand this 2nd day of April, 19 80

Margaret Drake Allen Executrix

Margaret Drake Allen, Executrix, for the Estate of Clarence Bratton Drake, Deceased

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Drake Allen, Executrix, for the Estate of Clarence Bratton Drake, Deceased

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 Madison, Tennessee, this 2nd day of April 19 80

Commission expires April 17, 1983

W.K. Georgas, Jr. 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

Clarence Bratton Drake, Deceased
By Margaret Drake Allen, Executrix
for the estate of Clarence Bratton Drake

WARRANTY DEED

FROM

Clarence Bratton Drake, Deceased
By Margaret Drake Allen, Executrix
for the estate of Clarence Bratton Drake

TO

Mrs. Velma S. Sanders and

John E. Sanders, Sr.

Return to:
American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F 83347

IDENTIF. REFERENCE

APR 3 8 41 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32000.00- CO
83.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 89.70-
1377A04/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 3 3 4 7

IDENTIF. REFERENCE

APR 3 8 41 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750362