BOOK 5607 PAGE 228

FORM NO. WD-1

This Instrument Prepared By:
Clarence O. Ingram
Attorney at Law
2542 Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 80.

Notary Public

MY COMMISSION EXPIRES: May 10, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Sanders, Jr. etux (NAME)	Fidelity Federal (NAME)	Map 73-16
2980 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 61
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	3DZ-43126

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, Chester A. Butler, Jr. and Margaret Y. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Sanders, Jr. and wife, Linda P. 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 the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of George I. Waddey's Subdivision called Sunset View, not of record, described according to a survey made by J. M. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of Lots Nos. 1 and 2; thence with said Pike northwardly 100 feet to a point 100 feet south of the southwest corner of the property conveyed to Quincy I. Hall and wife by deed from George I. Waddey, Jr. of record in Book 2248, Page 74, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 212.1 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark southwardly 105.8 feet, more or less, to the corner of Lots Nos. 1 and 2; thence with the lines between said two lots westwardly to the top of bluff and continuing in the same direction 179.5 feet to the beginning, and being the same property conveyed to Chester A. Butler, Jr. and wife, Margaret Y. Butler, by deed from Clifford B. Williamson and wife, Connie E. Williamson, of record in Book 4882, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and land use and zoning regulations as pertaining to the hereinabove descibed property, and to lien by deed of trust of record in Book 4801, Page 99, Register's Office for Davidson County, Tennessee, executed to secure a certain indebtedness as described in said deed of trust, the unpaid balance of which indebtedness the grantees herein assume and agree to pay as part of the consideration of this conveyance. Also transferred to said grantees is that certain escrow fund held in connection with said deed of trust.

This is {unimproved / improved (X)} property, known as 2980 McGavock Pike (House Number) (Street) Nashville, Tennessee 37214 (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 28th day of May, 19 80

Chester A. Butler, Jr.

Margaret Y. Butler by Wm Ritchie Jr. Attorney-in-fact

1592 CE/RC 183.24- CHECK

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 Chester A. Butler, Jr.

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 28th day of May 1980

Commission expires May 10, 1981

Clarence O. Ingram
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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 CHESTER A. BUTLER, JR. ETUX

TO ROBERT D. SANDERS, JR. ETUX

Please mail to:
Clarence O. Ingram
Attorney at Law
2319 Ingleside Road
Nashville, Tn. 37214

F 91391

IDENTIF. REFERENCE

MAY 30 12 46 PM '80

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wm. Ritchie Pigue, with whom I am personally acquainted and to me known to be the person who executed the within instrument on behalf of Margaret Y. Butler as her free act and deed, by virtue of power of attorney of record in Book 5607, Page 224, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at Nashville, Tennessee, this 29th day of May, 1980.

Clarence O. Ingram
Notary Public

My Commission expires May 10, 1981

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

RECEIVED OF _____ BOOK 5607 PAGE 230

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
			69.50- CO	
			161.74 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 137.24-	
1592A05/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 1-3 9 1

IDENTIF. REFERENCE

MAY 30 12 46 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 762178