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BOOK 5625 PAGE 856

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$65,000.00 Charlotte A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF July 1980

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte A. Jenkins and Randall B. Johnson (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	103-12 Map
3822 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	280 Parcel
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	26W-231 0 LR

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, Robert L. Sanford and wife, Connie Lou Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte A. Jenkins and Randall B. Johnson (Unmarried) (Unmarried)

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 part of Lot No. 205 of Block 10, Division "A" of the Richland Realty Company's Property, as of record in Book 161, page 151, said Register's Office, showing the same divided into blocks but not showing the subdivision of blocks into small lots, and described according to a mortgage loan inspection by r. l. montoya, land surveyor, dated June 19, 1980 as follows:

Beginning on the northerly margin of Richland Avenue, at a point 178 feet east of the easterly margin of Wilson Boulevard; thence with the northerly margin of Richland Avenue, eastwardly 50 feet to a point, thence leaving said Richland Avenue northwestwardly 192.5 feet to an alley; thence continuing with said alley westwardly 50 feet to a point; thence southwardly 192.5 feet to the point of beginning.

Being the same property conveyed to Robert L. Sanford and wife, Connie Lou Sanford by deed from Robin E. Dolan and wife, Bonnie H. Dolan of record in Book 5192, page 826, Register's Office for Davidson County, Tennessee.

This is improved (XX) property, unimproved ( ), known as 3822 Richland Avenue (House Number) (Street) Nashville, Tennessee (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 hands this 16th day of July, 1980

Robert L. Sanford

Connie Lou Sanford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Robert L. Sanford and Connie Lou Sanford

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 16th day of July 19 80

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) 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 band and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

F 98036

WARRANTY DEED

FROM

Robert L. Sanford and wife,

Connie Lou Sanford

TO

Charlotte A. Jenkins /and Unmarried

Randall B. Johnson, Unmarried

IDENTIF. REFERENCE

JUL 17 2 56 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

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

65000.00- CO
169.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
0150A07/17/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 98036

T
IDENTIF. REFERENCE

JUL 17 2 56 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 768422