This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5645 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Samuel R. Sanders and wife, Martha H. Sanders	Third National Mortgage Company	84-7-40
(NAME) 2739 Windemere Drive	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Samuel R. Sanders and wife, Martha H. Sanders and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter Paul Blankman and wife, Svea Bernice Blankman

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel R. Sanders and wife, Martha H. Sanders *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 102 on the Map of the Resubdivision of Lots Nos. 102 and 103, Sunny Acres, Section 3, as of record in Book 4060, page 40, Register's Office for said County.
Said Lot No. 102 fronts 115 feet on the southerly side of Windemere Drive and extends back 320 feet on the easterly line and 310.5 feet on the westerly line to a dead line measuring 115.2 feet thereon.

Being the same property conveyed to Walter Paul Blankman and wife, Svea Bernice Blankman by deed from Arthur C. Goodwin and wife, Martha K. Goodwin, of record in Book 4364, page 725, Register's Office for Davidson County, Tennessee, as re-recorded in Book 4370, page 104, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities, 140-foot minimum building setback line from Windemere Drive, and Conditions of Owner's Certificate, as shown on Plan of record in Book 4060, page 40, Register's Office for said County, and restrictive covenants of record in Book 2811, page 170, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 29 day of August 19 80

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2739 Windemere Drive, Nashville, Tennessee 37214 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 *day of* August *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Paul Blankman
Walter Paul Blankman

Svea Bernice Blankman
Svea Bernice Blankman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Walter Paul Blankman

the within named 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* 29 *day of* August, *19*80.

[illegible]
Notary Public

Commission expires 4-5-83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Svea Bernice Blankman

the within named 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 Nashville, Tennessee this 29 day of AUGUST, 19XX.

[illegible]
Notary Public

Commission expires 4.18.82

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Walter Paul Blankman
and wife, Svea Bernice Blankman

TO

Samuel R. Sanders and wife,
Martha H. Sanders

G 0 5 6 7 6

IDENTIF. REFERENCE

SEP 3 9 13 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5645 PAGE 765

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

80000.00- CO
208.00 CO TX
.50 PRFE
6.00 WDEED
CHECK 214.50-
9656A09/03/60 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05676

IDENTIF. REFERENCE T

SEP 3 9 13 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 777607