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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,950.00 Michael F. Sanders

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 19 80.

Notary Public

MY COMMISSION EXPIRES: (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 |
|---|---|---|
| Michael F. Sanders (NAME) | Dobson & Johnson, Inc. (NAME) | 2D 70316 |
| 3269 New Towne Road (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | 150-11 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (CITY) (STATE) (ZIP) | 78 |

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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Sanders et ux Georgia T. Sanders, tenants by the entirety

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. 159 on the Plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, Page 176 and 177, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Randall Philips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5461, Page 511; public utility easement, anchor easement and building lines of record in Plat Book 5200, page 176 and 177, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 3269 New Towne Road (House Number) (Street) Antioch, TN 37013 (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 my hand this 5TH day of SEPTEMBER, 1980

Randall Phillips Builders, Inc.

By: Lunsford M. Hollins Jr.

Lunsford M. Hollins, Jr. Vice-President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and xxxxxxxxxxxxxxxxx, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice-President and xxxxxxxxxxxxx respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice-President and xxxxxxxxxxxxxxxxxxxxx (the xxxxx), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Lunsford M. Hollins, Jr. as such Vice-President, and attesting the same by the said xxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville, TN on this the 5th day of September, 19 80

My commission expires 12/17/83

Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Michael F. Sanders

G 0 6 7 3 5

IDENTIF. REFERENCE

SEP 9 10 54 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
218 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

File Box #24

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| 40550.00- | CO |
| 114.14 | CO TX |
| .50 | PRFEE |
| 6.00 | MORTG |
| CHECK | 120.64- |
| 09COADS/09/80 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0673.5

IDENTIF. REFERENCE

SEP 9 10 54 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 778866