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

WARRANTY DEED

BOOK 5902 PAGE 301

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. M. Sanders and wife, Vella Sanders		Map 91-15
(NAME) 4707 Park Avenue	(NAME)	Parcel 335
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS)	
(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 J. M. Sanders and wife, Vella Sanders and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Maude Farris, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said J. M. Sanders and wife, Vella Sanders, *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of a block of ground marked "International Expedition Building" on the plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:
Beginning at a point in the southern margin of Park Avenue, formerly First Avenue, 95 feet easterly from the easterly margin of 48th Avenue North, formerly 7th Street, and running thence easterly along the southern margin of said Park Avenue, 75 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence westerly along the northern margin of said alley 75 feet; thence northerly and parallel with 48th Avenue North 150 feet to the beginning.

The above described property was conveyed to Maude Farris, by deed from Mabel Cearley, of record in Book 4080, page 668, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 15th day of June, 1982

Affiant Vella Sanders

My commission expires: 7-15-83 (Affix Seal)

Notary Public John Duncan

This is unimproved ( ) improved (X) property, known as 4707 Park Avenue, Nashville, Tennessee 37209
(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 1982 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 15th *day of* June, 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Maude Farris
Maude Farris

STATE OF New Jersey
COUNTY OF [redacted]

BOOK 5902 PAGE 302

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Maude Farris,

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~~ East Brunswick ~~Tennessee~~ New Jersey
this 16th *day of* June, *19* 82

Madine G. Dorrett *Notary Public*

Commission expires MADINE G. DORRETT COMM. EXP. 11/28/83

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 .....

G.97004

IDENTIF. REFERENCE

JUN 24 9 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4419

CHECK 06/24/82 -10.

WARRANTY DEED

FROM
Maude Farris

TO
S. M. Sanders et ux

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 5902 PAGE 303

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
			560[illegible].00-	CO
			145.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	152.10-
4419A06/24/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.7.0.0.4

IDENTIF. REFERENCE

JUN 24 9 03 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 888098