OFFICIAL RECEIPT

BOOK 5980 PAGE 446

FORM NO. WD-1

H 2 2 4 6 1

IDENTIF. REFERENCE

DEC 21 11 06 AM '82

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

39,900.00

J. Wayne Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 1982

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Wayne Sanders (NAME)	Union Modern Mortgage Corporation (NAME)	15DA-48760
704 Powers Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	83-7
Nashville, TN. 37206 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	138

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, J. Edwin O'Brien and wife, Ola O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Wayne Sanders et ux Vivian C. Sanders, as 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. 12 of Block "B" on the Plan of Tillman Subdivision, Part 1, as of record in Book 1130, Page 29, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to J. Edwin O'Brien by deed from Wallace V. Hitchcox and wife, Wilene L. Hitchcox, of record in Book 5933, Page 493, said Register's Office. Ola O'Brien herein joins to convey any and all rights and interest she may have; especially her marital rights.

THIS conveyance is subject to a public utilities easement and building lines, of record in Book 1130, Page 29, said Register's Office.

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

unimproved ( )
This is improved ( ) property, known as 704 Powers Avenue (House Number) (Street) Nashville, TN. 37206 (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 17TH day of DECEMBER, 1982

J. Edwin O'Brien J. Edwin O'Brien

Ola O'Brien Ola O'Brien

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5980 PAGE 447

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Edwin O'Brien and wife, Ola O'Brien

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 17TH day of DECEMBER 1982

Commission expires 7-27-86

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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
J. Edwin O'Brien

TO
J. Wayne Sanders

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
Attn Box #24

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

RECEIVED OF BOOK 5980 PAGE 448

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
			359000.00-	CO
	VD		359000.00	CO
			359000.00-	CO
			103.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	110.24-
			6659412/21/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22461

IDENTIF. REFERENCE

DEC 21 11 06 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916890