FILE BOX 3

FORM No. WD-1

BOOK 6038 PAGE 612

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Patrick B Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL 1983

Notary Public

MY COMMISSION EXPIRES: 2-2-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patrick B. Sanders	Commerce Union Bank	MAP 97-8
(NAME)	(NAME)	
4043 Lake Parkway Court	One Commerce Place	PARCEL 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Nashville, Tennessee 37219	4D-5927
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James O. St. John, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick B. Sanders and wife, Rachel R. Sanders

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 Lot No. 11 on the Plan of Lake Park, Section I, Book 4175, Page 134 & 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Lake Parkway Court said point being the common point between Lot No. 11 and Lot No. 12; thence following the common boundary between Lot No. 11 and Lot No. 12 East 134.14 feet to a concrete monument; thence South 73 deg. 26' East 82.00 feet to a concrete monument; thence South 13 deg. 46' West 196.70 feet to a point, said point being the common point between Lot No. 11 and Lot No. 10; thence following the common boundary between Lot No. 10 and Lot No. 11 West 150.00 feet to a point on the easterly margin of Lake Parkway Court; thence following the curve of Lake Parkway Court North 75.97 feet to a concrete monument, and continuing with the curve of Lake Parkway Court 10.00 feet to the point of beginning.
BEING the same property conveyed to James O. St. John, Jr. and wife Claudia B. St. John, by deed from Parker Homes, Inc. of record in Book 4581, page 166, Register's Office for said County. *

THIS conveyance is subject to Restrictive Covenants of record in Book 4429, Page 577, and Book 4516, Page 751, Register's Office for said County.

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

**For further reference see Divorce Decree, Docket No. 89204, of record May 26, 1978, in Minute Book 116B, Page 1706, Circuit Court Clerks Office for said County, whereby title was divested from Claudia B. St. John.

This is unimproved ( ) improved (XX) property, known as 4043 Lake Parkway Court (House Number) (Street) Hermitage, Tennessee 37076 (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 heir 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 covey 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 12TH day of APRIL, 1983

James O. St. John, Jr.

BOOK 6038 PAGE 643

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. St. John, Jr., unmarried

the 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 12TH day of APRIL 19 83

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) / (they) as such and being authorized so to do, execute 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

FILE BOX 3

H 4 2 0 1 7

IDENTIF. REFERENCE

APR 15 10 31 AM '83

REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

James O. St. John, Jr.

TO

Patrick B. Sanders

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

FILE BOX 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6038 PAGE 644

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
			85000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 227.50-	
0401A	04/15/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 42017

IDENTIF. REFERENCE

APR 15 10 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942121