OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6041 PAGE 759

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Stephen W. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 19 83.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins and Adams, Attorneys
2210 Crestmoor Road - Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen W. Sanders (NAME) | Dominion Bancshares Mortgage Corporation (NAME) | 104.11 |
| 2101 B Natchez Trace (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite 200 (STREET ADDRESS) | 211. 368 |
| Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | |

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, Lee R. Minton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen W. Sanders and wife, Margaret M. 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 the southerly portion of Lot No. 1 on the plan of La-Belle Villa Lot 1 Fairfax Place, of record in Book 547, pages 137 & 138, and ammended in Book 5800, page 170, both in the Register's Office for said County.

SAID Part of Lot No. 1 fronts 37.79 feet on the westerly margin of Natchez Trace and extends back 174.90 feet on the southerly line and 174.9 feet on the northerly line to a dead line in the rear, measuring 38.82 feet thereon.

TOGETHER with a permanent access easement for ingress and egress to and from Hillside Drive across a portion of the northerly line of said property.

BEING part of the same property conveyed to Beginnings Inc. by deed from Kenneth B. Sidwell and wife, Margaret Sidwell of record in Book 5967, page 722, Register's Office for Davidson County, Tennessee, and **

THE property herein conveyed is subject to restrictive covenants of record in Book 6031, page 898, said Register's Office, and to the matters set forth in the above referenced plan of record.

** conveyed to Lee R.Minton by deed of record in Book 6041, page 756, said Register's Office.

THIS instrument is executed on behalf of Lee R. Minton by Kenneth B. Sidwell as his Attorney pursuant to a Power of Attorney of record in Book 5967, page 720, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2101 B Natchez Trace (House Number) (Street) Nashville, TN 37212 (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 19TH day of APRIL, 19 83

Lee R. Minton
BY: Kenneth B. Sidwell, Attorney in Fact

1726 04/21 2015 CHECK

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6041 PAGE 760

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, _____, 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

Lee R. Minton

TO

Stephen W. Sanders

H 43083

IDENTIF. REFERENCE

APR 21 10 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

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 Kenneth B. Sidwell with whom I am personally acquainted , and who acknowledged that he executed the within instrument on behalf of Lee R. Minton as his Attorney in Fact as the free act and deed of the within named Lee R. Minton.

WITNESS my hand and official seal at Nashville, TN. this the 19th day of April, 1983.

_____
Notary Public

My Commission expires:

11-17-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

# 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 | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

75000.00- CO
195.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
1728A04/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 43083

T IDENTIF. REFERENCE

APR 21 10 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943411