STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

MAIL TAX NOTICE TO:
Mr. Gus L. Church
1504 Cecelia St.
Nashville, Tn 37208

PREPARED BY SMITH, SELLERS; & TOLBERT ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES N.W

WARRANTY DEED

BOOK 6047 PAGE 353

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, HELENA ALEXANDER SANDERS, have this day bargained and sold and by these presents do hereby transfer and convey unto GUS CHURCH, his heirs and assigns, forever, that certain parcel of real estate situated at 2139 15th Avenue, North, Nashville, Davidson County, Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 31 on the plan of Owen's Buena Vista Lots, as of record in Book 15, pages 10 and 11, Register's Office for Davidson County, Tennessee. Beginning at the southwest corner of 15th Avenue, North, and McKinney, formerly Spring Street; thence with the westwardly margin of said 15th Avenue, North, southwardly 60' to a point; thence westwardly 111' more or less to a point; thence northwardly 60' to a point; thence eastwardly 111' to the point of beginning.

Being the same property conveyed from J. M. Montgomery, et ux, Minnie B. Montgomery, to Horace Bandy by deed appearing of record in Deed Book 2141, page 585, Register's Office for Davidson County, Tennessee. Thereafter the said Horace Bandy died intestate on October 30, 1980, in Davidson County, Tennessee, survived by his wife, Mrs. Johnnie Bandy, who inherited the above described property as the sole and only heir-at-law of the said Horace Bandy. Reference is hereby made to the Affidavit of Heirship filed of record in Deed Book 6012, page 956, Register's Office of Davidson County, Tennessee. Thereafter on February 15, 1982, the said Johnnie Bandy died testate in Rutherford County, Tennessee, and the grantor, formerly Helena Alexander, inherited the above described property pursuant to the terms of Johnnie Bandy's Last Will and Testament filed of record in Will Book 15, page 60, Court Clerk's Office of Rutherford County, Tennessee, a certified copy of said Last Will and Testament also appearing of record in Deed Book 6012, page 958, Register's Office of Davidson County, Tennessee.

For identification purposes only, reference is hereby made to Map 81-3, Parcel 100, Property Assessor's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, that I have a good right to convey

CHECK
3993

the same, and that it is unencumbered, except by lien of the 1983 property taxes, which taxes are being prorated between the parties hereto, the grantor paying to the grantee her prorated share and the grantee assuming payment thereof.

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I further covenant and bind myself, my heirs and representatives, forever, to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, the undersigned, CLARENCE O. SANDERS, hereby join in this conveyance for the purpose of and do hereby transfer and convey unto the grantee any and all interest which I may have or to which I may be entitled to by virtue of my marriage to Helena Alexander Sanders.

WITNESS OUR HANDS, this the 20th day of April, 1983.

Helena Alexander Sanders
HELENA ALEXANDER SANDERS

Clarence O. Sanders
CLARENCE O. SANDERS

RUSH

FELICE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 29 4 00 PM '83

IDENTIF. REFERENCE:

H 4 9 3 9

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, HELENA ALEXANDER SANDERS and husband, CLARENCE O. SANDERS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 20th day of April, 1983.

Emily Sellers
Notary Public

EMILY SELLERS NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8/26/84

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 5,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 22nd day of April, 1983.

Emily Sellers
Notary Public

EMILY SELLERS NOTARY PUBLIC RUTHERFORD CO. TENN.

My commission expires: 8/26/84

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	19.50-
3983A	04/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 44939

IDENTIF. REFERENCE

APR 29 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945602