THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY AT LAW
4207 LEBANON ROAD, SUITE 100, HERMITAGE, TN 37076
(from information furnished by others)

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Phillip Wayne Sanders, et ux (NAME) | Metropolitan Federal (NAME) | 61-6 |
| 4120 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER) | 230 Fourth Avenue North (STREET ADDRESS) | 129 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP CODE) | Nashville, TN 37219 (CITY) (STATE) (ZIP CODE) | |

WARRANTY DEED BOOK 6052 PAGE 431

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the balance of the indebtedness owed to Metropolitan Federal Savings and Loan Association (formerly First Federal Savings and Loan Association) of Nashville, Tennessee, as recorded in Book 3357, Page 493, Register's Office for Davidson County, Tennessee, and the balance of the indebtedness owed to Homemakers Loan & Consumer Discount Co., a division of GECC of Tampa, Flordia, as recorded in Book 5763, Page 600, Register's Office for Davidson County, Tennessee, we, VERNON H. GREGORY and wife, MARTHA B. GREGORY, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said PHILLIP WAYNE SANDERS and wife, LEE ANN SANDERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said Lot No. 35 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the westerly margin of the Louisville and Nashville Railroad right-of-way, the rear line measuring 99.9 feet.

BEING the same property conveyed to Vernon H. Gregory and wife, Martha B. Gregory by Warranty Deed from Castleman Construction Company, a Tennessee corporation, of record in Book 3347, Page 329, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4120 Saunders Avenue (House Number) (Street)
Nashville, TN 37216 (P. O. Address) (City or Town) (Zip Code)

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.

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 5th day of May, 19 83.

Vernon H. Gregory
VERNON H. GREGORY

Martha B. Gregory
MARTHA B. GREGORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6052 PAGE 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon H. Gregory and wife, Martha B. Gregory

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 5th day of May, 19 83.

My commission expires 7-27-86 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Vernon H. Gregory

Sworn to and subscribed before me this 5th day of May, 19 83.

My commission expires 7-27-86 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY AT LAW, 4207 LEBANON ROAD, SUITE 100, HERMITAGE, TN 37076

Name Address

WARRANTY DEED

FROM

VERNON H. GREGORY and wife,

MARTHA B. GREGORY

TO

PHILLIP WAYNE SANDERS and wife, LEE ANN SANDERS

IDENTIF. REFERENCE

H46295

MAY 6 9 27 AM '83

FELIX P. NELSON II REGISTER
DAVIDSON COUNTY, TN

Rush

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6052 PAGE 433

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 63000.00- | CO |
| | | | 163.80 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 170.30- |
| | | | 5600A05/06/83 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H46295

IDENTIF. REFERENCE

MAY 6 9 27 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947153