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FORM NO. WD-1

BOOK 6065 PAGE 246

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Donald M. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 83

A. Gaile Montgomery
Notary Public

MY COMMISSION EXPIRES: January 18, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald M. Sanders, et us (NAME)	Union Modern Mortgage Corp. (NAME)	133-15
317 Verbena Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	5
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	5DU-08900

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, Letha E. Jaco, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald M. Sanders and wife, Rebecca Lynn 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. 52 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 52 fronts 71 feet on the southwesterly side of Verbena Drive, and runs back 250 feet on the southeasterly line and 327.2 feet on the northwesterly line to a dead line in the rear, measuring 152 feet thereon.

Being the same property conveyed to Elbie T. Jaco and wife, Letha E. Jaco, by deed from Jack Cavender and wife, Anita G. Cavender, as recorded in Book 4692, Page 885, Register's Office of Davidson County, Tennessee, the said Elbie T. Jaco having since died and leaving as his sole heir the said grantor herein.

F5062

IDENTIF. REFERENCE

MAY 27 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (XX) property, known as 317 Verbena Drive, Nashville, TN 37211
(House Number) (Street) (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 26th day of May, 19 83

Letha E. Jaco: Letha E. Jaco

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Letha E. Jaco

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 19 83

Commission expires January 18, 1987

M. Eddi Montgomery
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
Letha E. Jaco

TO
Donald M. Sanders, et ux

PREPARED BY:
BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180
Phone: (615) 244-8100

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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
			48000.00- CO	
			124.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	131.30-
0929A05/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H50629

IDENTIF. REFERENCE

MAY 27 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952310