| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| James J. Sanders, Jr. (NAME) | Same (NAME) | 129-2 |
| 255 Vaughn's Gap Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 51 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 8DZ 76030 |

# WARRANTY DEED

BOOK 6086 PAGE 229

For and in consideration of the sum of One Hundred Twenty Thousand ($120,000.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

I, T. W. Comer, Successor Trustee, by decree of the Probate Court of Davidson County, Tennessee, in Minute Book 210, page 514 of said Court, under Trust Agreement dated September 15, 1936, executed by R. W. Comer, Guy L. Comer, and Mont B. Comer, as amended on December 29, 1941.

have bargained and sold, and by these presents do transfer and convey unto the said James J. Sanders, Jr. and wife, Wynelle R. Sanders

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

Being Lot No. 3 on the Plan of West Meade Farms, Inc., Section IV, as of record in Book 1835, page 94, Register's Office for said County. Said Lot No. 3 fronts 200.6 feet on the Westerly side of Vaughn's Gap Road and runs back 449.5 feet on the Northerly line and 447.3 feet on the Southerly line, to a dead line, measuring 228.1 feet thereon.

Said property is expressly subject to the restrictions of record in Book 1022, page 209 of said Register's Office.

Being the same property conveyed to G. L. Comer, Sole Trustee, by Deed of Record in Book 2302, page 419, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 255 Vaughn Gap Road (House Number) Nashville, Tennessee (Street) 37205

(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 28th day of June, 1983

T W Comer, Succ. Trustee

T. W. Comer, Successor Trustee

BOOK 6086 PAGE 230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janice L. Lewis, a Notary Public in and for said County and State, the within named T. W. Comer, Trustee

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 28th day of June, 1983.

My commission expires April 20, 1986 Notary Public Janice L. Lewis

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 $ 120,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James J. Sanders Jr

Sworn to and subscribed before me
this 30th day of June, 1983.

My commission expires April 20, 1986 Notary Public Janice L. Lewis

| Robert L. Sullivan | This instrument was prepared by: |
|---|---|
| NEAL & HARWELL | 800 Third National Bank Bldg., Nashville, TN 37219 |
| Name | Address |

WARRANTY DEED

FROM

T. W. Comer,

Successor Trustee

TO

James J. Sanders, Jr. and

wife, Wynelle R.

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

JUN 30 2 11 PM '83

IDENTIFICATION REFERENCE

H 5 7 3 3 4

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 6086 PAGE 231

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 120000.00- | CO |
| | | | 312.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 318.50- |
| 8299A | 06/30/83 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 3 3 4

IDENTIF. REFERENCE

JUN 30 3 11 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960131