File Box

FORM No. WD-1

BOOK 6129 PAGE 749

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Larry D. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST 1983

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Sanders (NAME)	Mortgage Trust Company (NAME)	MAP 86-10
3520 Albee Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 18
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	4D-2055

FOR AND 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, Glenn C. Bauernfeind, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Sanders, unmarried

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.

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 41 as shown on the plan of Chapelwood, Section 2, of record in Book 5200, Page 83, in the Register's Office for said County, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Glenn C. Bauernfeind by Final Decree of record in Book 5916, Page 586, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record Book 5333, Page 315, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

H 7 1 5 1 2

IDENTIF. REFERENCE

SEP 6 9 32 AM '83

FELIX Z. MILLER, JR., REGISTER
DAVIDSON COUNTY, TN

CHECK
This is unimproved ( ) improved (XX) property, known as 3520 Albee Drive (House Number) (Street) Hermitage, TN 37076 (P.O. Address) (City or Town) (Postal Zip)

59,000.00

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 heir 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 31ST day of AUGUST, 1983

Glenn C. Bauernfeind

Glenn C. Bauernfeind

4934

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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 Glenn C. Bauernfeind, unmarried

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 31ST day of AUGUST 19 83

Commission expires 10-20-85

Patricia Ann Jackson
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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
Glenn C. Bauernfeind

TO
Larry D. Sanders

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

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
			59000.00- CO	
			153.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.90-
			4934A09/06/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 1 5 1 2

IDENTIF. REFERENCE

SEP 6 9 32 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976300