WARRANTY DEED

FORM NO. WD-1

BOOK 6228 PAGE 695

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Robert L. Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 1984

Grace J. Buck
Notary Public

MY COMMISSION EXPIRES: 2/5/85
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND, SUITE 100 MADISON, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT L. SANFORD, ETUX	SAME	Map: 43-11
1041 Jasperson Drive		Par: 15
Madison, Tenn. 37115		11D54600

(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)
(NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)

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, VIRGIL B. DAVIDSON, ELLA LOU DAVIDSON RYAN, ESSIE DAVIDSON RAINWATER, THELMA DAVIDSON FORD AND LYDA ANN DAVIDSON PETTY, THE HEIRS-AT-LAW OF D.A. DAVIDSON, DECEASED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. SANFORD AND WIFE, ERIKA A. SANFORD

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:

BEING Lot No. 112, Tract 13, of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as the Anderson Estates.

SAID Lot No. 112 begins at a point 336.1 feet from a monument on the northwest corner of Dupont Avenue and McArthur Drive on the westerly margin of McArthur Drive; thence runs westwardly 150 feet between the common lines of Lots Nos. 111 and 112 to a point of the common corners of Lots Nos. 111 112, 165 and 166; thence northwardly 100 feet between the common lines of Lots Nos. 112 and 165 to a point of the common corners of Lots Nos. 112, 113, 164 and 165; thence eastwardly 150 feet between the common lines of Lots Nos. 112 and 113 to a point on the westerly margin of McArthur Drive; thence southwardly 100 feet along said margin to the point of beginning.

BEING the same property conveyed to D. A. DAVIDSON by deed from Olga Kennaston and husband, J.B. Kennaston of record in Book 2694, page 400, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as LOT NO. 112, McARTHUR DRIVE MADISON, TN 37115
(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 our hand s this 5th day of January, 1984

Virgil B. Davidson
VIRGIL B. DAVIDSON

Ella Lou Davidson Ryan
ELLA LOU DAVIDSON RYAN

Essie Davidson Rainwater
ESSIE DAVIDSON RAINWATER

Thelma Davidson Ford
THELMA DAVIDSON FORD

Lyda Ann Davidson Petty
LYDA ANN DAVIDSON PETTY

*STATE OF SOUTH CAROLINA

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGIL B. DAVIDSON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Cayce South Carolina, this the 23rd day of January, 1984.

Richard Paddett
NOTARY PUBLIC

My Commission Expires: 5-30-93

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA LOU DAVIDSON RYAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Ashland City Tennessee, this the 1 day of Feb, 1984.

Jerry L. Hunt
NOTARY PUBLIC

My Commission Expires: 5-1-84

*STATE OF ALABAMA

COUNTY OF

Personally appeared before me the undersigned, a Notary Public in and for said County and State, ESSIE DAVIDSON RAINWATER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Northport Alabama, this the 5th day of January, 1984.

Elizabeth W. Rainwater
NOTARY PUBLIC

My Commission Expires: 8-31-86

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me the undersigned, a Notary Public in and for said County and State, THELMA DAVIDSON FORD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Ashland City Tn Tennessee, this the 1 day of Feb, 1984.

Jerry L. Hunt
NOTARY PUBLIC

My Commission Expires: 5-1-84

STATE OF TENNESSEE

BOOK 6228 PAGE 697

COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, LYDA ANN DAVIDSON PETTY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 13 day of FEBRUARY, 1984.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 19, 1985

102322

IDENTIF. REFERENCE

FEB 9 9 15 AM '84

REGISTER
DAVIDSON CO., TN

1997 02/09 17.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6228 PAGE 698

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
			3000.00-	CAMT.
			7.80	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	17.30-
1997A02/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

102322

IDENTIF. REFERENCE

FEB 9 9 15 AM '84

No. 12240