File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles D. Luna (NAME)	SAME (NAME)	99-9 & 11
306 A Chamberlain Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	BOOK 6247 PAGE 313

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- ----------($10.00) DOLLARS

I, TERRY B. SANDERS, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES D. LUNA and wife, BRENDA A. LUNA

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

TRACT NO. I

LAND in Cheatham and Davidson County, Tennessee, being Lot No. 4 of the S. L. Lewis property, described according to a survey by John B. Bates, dated April 20, 1977, as follows:

BEGINNING at an iron pin in the easterly margin of Pond Creek Road at the northwest corner of Lot No. 5, conveyed in Book 5393, page 298, Register's Office for said County; thence with the northerly line of Lot No. 5 N 87° 30' E 1100 feet; thence N 1° 00' E 200 feet; thence S 87° 30' W 1168.5 feet to the easterly margin of Pond Creek Road; thence with the same S 1° W 200 feet to the beginning, containing 5.04 acres, more or less.

BEING the same property conveyed to Terry B. Sanders by deed from Wade Travis and Billy Deberry, Co-Executors, in Book 5393, page 304, Register's Office for Davidson County, Tennessee.

TRACT NO. II

LAND in Cheatham and Davidson County, Tennessee, being Lot No. 3 of the S. L. Lewis property, described according to a survey by John B. Bates, dated April 20, 1977, as follows:

BEGINNING at an iron pin in the easterly margin of Pond Crrek Road, said pin being N 1° 00' E 200 feet from the northwest corner of Lot No. 5, conveyed in Book 5393, page 298, Register's Office for said County; thence N 87° 30' E 1168.5 feet; thence N 48° 00' W 285 feet to an iron pin; thence S 87° E 965 feet to an iron pin in the easterly margin of Pond Creek Road; thence with the same S 6° W 100 feet and continuing

- continued -

This is improved ( ) unimproved (XX) property, known as _____ (House Number) _____ (Street)

(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 9th day of March, 19 84.

Terry B. Sanders

TERRY B. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry B. Sanders

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 19 84.

My commission expires July 21st, 1984 Notary Public Thomas D. Griffin

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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 $ 17,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles D. Luna

Sworn to and subscribed before me
this 9th day of March 19 84.

My commission expires July 21st 1984 Notary Public Thomas D. Griffin

This instrument was prepared by:

Name	Address
Guaranty Escrow Services	300 James Robertson Parkway, Nashville, Tennessee 37201

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
[illegible] & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM Terry B. Sanders

TO Charles D. Luna and wife, Brenda A. Luna

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

with the same S 1° W 100 feet to the beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to Terry B. Sanders by deed from Wade Travis and Billy Deberry, Co-Executors, of record in Book 5393, page 302, Register's Office for Davidson County, Tennessee.

9340 03/12 53.70- CHECK

10815 2

IDENTIF. REFERENCE

MAR 12 12 28 PM '84

FILED [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6247 PAGE 316

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
			170000.00- CONT.	
			44.80 COTAX	
			.50 PRFEE	
			9.00 MOTAX	
			CHECK	53.70-
9340A03/12/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10 8 1 5 2.

IDENTIF. REFERENCE

MAR 12 12 28 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19367