STANDARD FORM PROMULGATED BY THE
TENNESSEE BAR ASSOCIATION

STANDARD TAX PARCEL IDENTIFIER

130-3-72
BM 8115
BOOK 6333 PAGE 882

The property being conveyed hereby is (the same as) ~~(a part of)~~:

County Davidson Civil Dist. Tax Map 130-3 Group BM Control Map 8115 Parcel 72

This property has a street address of 634 Royal Oaks Place Nashville, Tennessee 37205

In accordance with TCA §66-24-114, the name and address of the person or agency responsible for payment of real property taxes is:

Steven W. Sanders et ux
634 Royal Oaks Place
Nashville, Tennessee 37205

In accordance with TCA §66-24-115, this instrument was prepared by:

Richard D. Speight, Attorney
SPEIGHT & PARKER
5th Floor, 200 Fourth Avenue, North
Nashville, Tennessee 37219

TENNESSEE GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 9th day of July 19 84 by and between

GRANTOR	GRANTEE
Wanda Lenk, a/k/a Wanda Ruth Lenk, an unmarried woman, being the surviving spouse of W. A. Lenk, dec'd	Steven W. Sanders and wife Margaret M. Sanders

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Belle Meade ..... Civil District, Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being lot no. 20 on the plan of the Revised Subdivision of Royal Oaks, Section "A", as of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee.

Lot no. 20 fronts 134.1 feet on the easterly side of Royal Oaks Place, and runs back 228.1 feet on the northerly line, and 228 feet on the southerly line, to a dead line on the rear, measuring 135.8 feet thereon.

Being the same property conveyed to W. A. Lenk and wife Wanda Lenk by deed of record in Book 2143, Page 387, Register's Office of Davidson County, Tennessee. W. A. Lenk has since died; Wanda Lenk (who is the same person as Wanda Ruth Lenk) has remained unmarried since that time. W. A. Lenk died on October 3, 1981 in Davidson County, Tennessee, Tennessee Certificate of Death no. 8104222.

07/09 240.50- CHECK

1898

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In accordance with T.C.A. §66-24-110, the character of the last preceding registered instrument relating to this property and the book and page wherein it is recorded is: Deed of Trust of record in Book 4978, Page 795, R.O.D.C.

The Grantor's source of title for the property hereinabove described and the book and page wherein all instruments evidencing such title is recorded is: Warranty Deed of record in Book 2143, Page 387, R.O.D.C.

TO HAVE AND TO HOLD the aforesaid lot (s) or parcel (s) of land and all it's (their) privileges and appurtenances to the said Grantee forever, in fee simple, subject, however, to the exceptions, conditions, provisions, restrictions, reservations or encumbrances hereinabove contained.

The Grantor covenants with the Grantee, that:

1. The Grantor is the true and lawful owner of, and is seized of, said premises in fee simple:

2. The Grantor has a good and lawful right and power to convey the same in fee simple:

3. The premises are free and clear of all liens and encumbrances of every kind and character, except as hereinabove set out and except for the lien for the real estate ad valorem taxes for the current calendar year: and,

4. The Grantor will forever warrant and defend the title thereto against all lawful claims.

In witness whereof, the Grantor has signed this General Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by its duly authorized (A) Officers, pursuant to authority of its Board of Directors, or (B) General Partners), the day and year first above written.

.....	X Wanda Ruth Lenk (Wanda Lenk)
Name of Corporation or Partnership Grantor	Individual Grantor
By	.....
Name Title	Individual Grantor
.....	.....
Individual Grantor	Individual Grantor

ACKNOWLEDGEMENT BY INDIVIDUAL GRANTOR

STATE OF TENNESSEE Davidson COUNTY

I, a Notary Public of the State and County aforesaid, certify that Wanda Ruth Lenk (a/k/a/Wanda Lenk) the within named Grantor(s), with whom I am personally acquanted or who was (were) proved on the basis of satisfactory evidence to me to be the person(s) described in and who excuted the foregoing General Warranty Deed, personally appeared before me and acknowledged under oath that (he) (she) (they) excuted the foregoing General Warranty Deed as (his) (her) (their) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 9th day of July 19 84

Katherine Lenk
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 21, 1985

ACKNOWLEDGEMENT BY (CORPORATE) (PARTNERSHIP) GRANTOR

STATE OF TENNESSEE ..... COUNTY

I, a Notary Public of the State and County aforesaid, certify that .....
the person who signed this General Warranty Deed on behalf of the (corporate) (partnership) Grantor, with whom I am personally acquainted, or who was proved on the basis of satisfactory evidence to me to be the person identified as the (officer) (partner) of the within (corporate) (partnership) Grantor, personally came before me this day and acknowledged that he is such (officer) (partner), as stated, of said (corporate) (partnership) Grantor and that by authority duly given and as the act of the (corporation) (partnership), the foregoing general Warranty Deed was signed in its name by him as the (corporation's) (partnership's) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL this ..... day of ..... 19 .....

.....
NOTARY PUBLIC

My Commission Expires .....

STATE OF TENNESSEE AFFIDAVIT OF VALUE
CO. OF Davidson PER T.C.A. §67-4-409 (a) (6) (A)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property, transferred, whichever is greater, is $90,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stephen W. Lawder
GRANTEE OR HIS AGENT

SUBSCRIBED AND SWORN TO before me this 9th day of July 19 84

Barnett Smith Jr.
NOTARY PUBLIC

My Commission Expires: 4-21-85

This space reserved for Register of Deeds' [illegible] data.

RUSH

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IDENTIF. REFERENCE

JUL 9 2 12 PM '84

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

Reorder From: The Print Shop, P.O. Box 1165, Johnson City, Tennessee 37605, Phone (615) 926-7811

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6333 PAGE 884

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
			90000.00- CAMT.	
			234.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
			1898A07/09/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I34806

IDENTIF. T. REFERENCE

JUL 9 2 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0051010