THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William J. Sander et ux	First Federal Savings Bank ofTN	141-15-B
611 River Ridge Court	308 North Jackson Street	25
Nashville, TN 37221	Tullahoma, TN 37338	9D68598

WARRANTY DEED BOOK 6359 PAGE 174

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen Earps Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William J. Sander and wife, Linda D. Sander, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 293 on the plan of Final Master Development Plan Re-Subdivision of Lots 290 thru 295 Rolling River Estates, Section Two, of record in Book 5210, page 180, Register's Office for said County.

SAID Lot No. 293 fronts 96.60 feet on the southerly margin of River Ridge Court and extends back 252.35 feet on the easterly line and 240.35 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

BEING part of the same property conveyed to Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings & Loan Association, Successor by merger to Home Federal Savings and Loan Association of Nashville, of record in Book 6247, page 410, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4892, page 689, made applicable in Book 5214, page 933, Book 4892, page 679, made applicable in Book 5214, page 933, Book 4788, page 950, and amended in Book 4871, page 640, all made applicable to Phase II by instrument of record in Book 5214, page 933, all in the Register's Office for Davidson County, Tennessee.

This is (xx)improved property, known as 611 River Ridge Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of August, 1984.

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps
Allen Earps, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6359 PAGE 175

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official ~~seal~~, at office in Nashville, Tennessee, this 10th day of August, 1984.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August 1984.

My Commission Expires: 11-17-84

Notary Public

I 42935

IDENTIF. REFERENCE

AUG 14 1 42 PM '84

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

ALLEN EARPS BUILDERS, INC.

to:

WILLIAM J. SANDER ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6359 PAGE 176

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

87900.00- CAMT.
226.54 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 235.04-
20080A08/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 42935-
1
Release Deed
8-14-84 at 1:42 P.M.
Felix Z. Wilson
Reg. ##
Mercer Deed
Lien

No.0060871