6015

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,485.96

Jackie C. Roark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1984.

Jan C. Baker
Notary Public

MY COMMISSION EXPIRES: 5/16/87
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O.Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jackie C. Roark (NAME) | Cameron Brown Mortgage Bankers (NAME) | 150-11 #44 |
| 3105 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 18109 (STREET ADDRESS) | 2D-70483 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Raleigh, North Carolina 27619 (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, Otis L. Sanders and wife, Bettye G. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie C. Roark

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:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 65 feet on the easterly margin of Towne Ridge Drive and extends back 135 feet on the northerly line and 149.36 feet on the southerly line to a dead line in the rear measuring 66.57 feet thereon.

Being the same property conveyed to Otis L. Sanders and wife, Bettye G. Sanders by deed from Randall Phillips Builders, Inc. of record in Book 5835, page 777, Register's Office for Davidson County, Tennessee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Otis L. Sanders and wife, Bettye G. Sanders and delivered to Commerce Union Bank in the amount of $50,950.00, dated December 30, 1981, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the deed, which Deed of Trust is recorded in Book 5835, page 780, County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

This is improved (X) unimproved ( ) property, known as 3348 Towne Ridge Drive, Antioch, TN 37013
(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 20th day of September, 19 84

Otis L. Sanders
Otis L. Sanders

Bettye G. Sanders
Bettye G. Sanders

09/24 153 40 - CHECK

2728

STATE OF ~~TENNESSEE~~ GEORGIA
~~Davidson~~ County
FULTON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otis L. 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 Atlanta, Georgia, ~~Tennessee~~, this 20th day of September 19 84.

Commission expires 5-16-87

Jane C. Bailey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ (they) and _____, being authorized so to do, executed 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

I 5 1 5 4 2

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

SEP 24 12 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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 Bettye G. Sanders, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 1984.

NOTARY PUBLIC

My Commission expires: June 16, 1985

# 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 |
|---|---|---|---|---|

56485.96- CAMT.
146.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
2728A09/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 5 4 2

IDENTIFICATION REFERENCE

SEP 24 12 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0071195