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: 8648	MAP-PARCEL NUMBERS:
Charles J. Sanders, III 705 Wagon Drive Nashville, TN. 37221	Singleton Mortgage Corporation 6263 Poplar, Suite 100 Memphis, TN. 38119	MAP 142-3 PARCEL 39 9D-66150

BOOK 6444 PAGE 240

WARRANTY DEED

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,

CAROL S. WERLE and husband, ROBERT W. WERLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES J. SANDERS,III and wife, SHARON R. SANDERS

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. 377 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

SAID Lot No. 377 fronts 87.00 feet on the southeasterly margin of Wagon Drive and extends back 216.7 feet on the northeasterly line and 177.9 feet on the southwesterly line to a dead line in the rear, measuring 89.5 feet thereon.

BEING the same property conveyed to Carol S. Werle and husband, Robert W. Werle by deed from Alvin W. Terrell Enterprises, a Partnership, of record in Book 5235, page 377, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4643, page 946, and modified in Book 5440, page 138, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 705 Wagon Drive, Nashville, TN. 37221.

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 7th day of December, 1984.

Carol S. Werle
Carol S. Werle

Robert W. Werle
Robert W. Werle

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of December, 1984, before me personally appeared Carol S. Werle and husband Robert W. Werle, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: May 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6444 PAGE 241

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of December, 1984.

My Commission Expires: 4 Dec 1, 1987

_____
Notary Public

WARRANTY DEED

from:

CAROL S. WERLE, et vir

to:

CHARLES J. SANDERS, III, et ux

Return to:

cg

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

IDENTIF. REFERENCE

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
Dec 10 | 32 PM '84

96898.1

3314

12/10 279.50- CHECK

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

RECEIVED OF _____

FOR _____ BOOK 6444 PAGE 242

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

105000.00- CAMT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
3914A 12/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 9 6

T
IDENTIF. REFERENCE

Dec 10 | 38 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 91774