Map Parcel

This instrument was prepared by:
ROBERT L. ENGLISH
Attorney at Law
Springfield, Tennessee

Send tax bills to: 60 2-104
Buyer
3104 Meadowside Lane
Nashville

BOOK 6475 PAGE 593

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by ASHTON G. SANDERS and wife, EVELYN J. SANDERS, hereinafter called the Grantors; to MICHAEL K. SANDERS and wife, SUZANNE SANDERS, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 81.1 feet on the Northerly side of Meadowside Lane and extends back 136.5 feet on the Easterly side and 137.1 feet on the Westerly side to a line in the rear on which it measures 81.35 feet.

AND BEING the same property conveyed to Ashton G. Sanders and wife, Evelyn J. Sanders, by Richard D. Meadows and wife, Faye Meadows, in a deed appearing of record in Book 4435, page 594, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictive covenants of record in Book 3136, page 52, and amended by instrument of record in Book 3253, page 591, Register's Office for Davidson County, Tennessee.

12/11 32.30 CASH

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That

4404

they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

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POSSESSION shall be given with delivery of deed.

TAXES for the year 1984 shall be pro-rated to date of deed.

DATED this 16th day of Nov., 1984 at Smithville, Tennessee.

Ashton G. Sanders
ASHTON G. SANDERS

Evelyn J. Sanders
EVELYN J. SANDERS

STATE OF TENNESSEE
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ASHTON G. SANDERS and wife, EVELYN J. SANDERS, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 16th day of Nov., 1984 at Smithville, Tennessee.

My commission expires: 1-19-88.

Juanita Mullinax
NOTARY PUBLIC

* * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 33000, 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.

Michael A Sanders
AFFIANT

Subscribed and sworn to before me, this 11th of Dec., 1984.

W. W. Burcham
REGISTER ~~or NOTARY PUBLIC~~

~~My commission expires:~~ _____.

RUSH

IDENTIFICATION REFERENCE

Dec 11 3 01 PM 1984

FEE 7.50 REGISTER DAVIDSON COUNTY, TN

I.G. 9.3.1.1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6445 PAGE 597

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

33000.00- CAMT.
86.60 CSTAX
.50 PRFEE
6.00 WDEED
CASH 92.30-
4404A12/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 3 3 1

IDENTIF. REFERENCE

Dec 11 9 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92254