30410

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

BOOK 6500 PAGE 142

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Sanders, Jr. etux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	GO 04155
P. O. Box 752 (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	026-09-0
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22031 (CITY) (STATE) (ZIP)	055.00

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, Carl L. Tomlin and wife, Hazel L. Tomlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Sanders, Jr. and wife, Shirley B. Sanders

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. 26 on the plan of Goodlettsville Heights Subdivision, Section Number Two, of record in Book 1424, pages 120 and 121, Register's Office for said County.

Said Lot No. 26 fronts 159.0 feet on the northerly margin of Moss Trail Road and extends back 242.4 feet on the westerly line and 253.4 feet on the easterly line to a dead line in the rear, measuring 159.2 feet thereon.

Being the same property conveyed to Carl L. Tomlin and wife, Hazel L. Tomlin by deed from John V. Shanks and wife, Karen B. Shanks of record in Book 5960, page 471, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 7, 1983, and filed for record December 19, 1983, in the office of the recorder of deed of Davidson County, Tennessee in Book 6196, page 913, and note of even date thereby secured, in the original pricipal amount of $55,000.00 payable to Dominion Bancshares Mortgage Corporation which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligation of Carl L. Tomlin and wife, Hazel L. Tomlin under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 410 Moss Trail (House Number) Goodlettsville (Street) Tennessee (P. O. Address) 37072 (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 26th day of February, 1985

Carl L. Tomlin

Hazel L. Tomlin

02/27 153.28 - CHECK

4320

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 6500 PAGE 143

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Carl L. Tomlin and wife, Hazel L. Tomlin

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of February, 1985.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in,

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Carl L. Tomlin and wife,

Hazel L. Tomlin

TO

William C. Sanders, Jr. and wife,

Shirley B. Sanders

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

FEB 27 10 08 AM 1985

FELIX A. HILLSMAN, II, REGISTER
DAVIDSON COUNTY, TN

$1.85.00

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

RECEIVED OF _____

FOR _____

BOOK 6500 PAGE 144

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

60305.16- CAMT.
156.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.20-
4320A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1856633

IDENTIF. REFERENCE

FEB 27 10 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111628