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

BCF8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul Somers, Jr. 4402 Westlawn Drive Nashville, TN 37209	Dobson & Johnson, Inc. One Commerce Place Nashville, Tennessee 37239	103-8 67 25W-7205

BOOK 6527 PAGE 87

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, Claude N. Sanderson and wife, Aline G. Sanderson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul Somers, Jr.

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. 10 on the map showing the Subdivision of Lot No. 346 in Richland Realty Co.'s Subdivision of West Lawn, of record in Book 421, page 32, and of record in Book 547, page 21, both in Register's Office for said County.

SAID Lot No. 10 fronts 50 feet on the northerly margin of West Lawn Drive and extends back between parallel lines 150 feet, more or less, to a dead line.

BEING the same property conveyed to Claude N. Sanderson and wife, Aline G. Sanderson by deed from Mrs. Rona Simmons Walker and Mrs. Ruby Siegrist, William B. Collier, Denese Collier Packer, Herschel Collier, Mrs. Kathryn Landrum, Mrs. Sue Ginn, Tidwell Collier and Ray Collier, of record in Book 5088, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dobson & Johnson, Inc., of record in Book 5088, page 459, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

* SEE BACK

This is (~~an~~) improved property, known as 4402 Westlawn Drive, Nashville, Tennessee 37209.

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 3rd day of April, 1985.

Claude N. Sanderson
Claude N. Sanderson

Aline G. Sanderson
Aline G. Sanderson

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 1985 before me personally appeared Claude N. Sanderson and Aline G. Sanderson, 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 STATE OF TENNESSEE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6527 PAGE 88

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 $ 47,218.77*.

Paul Somers
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

*The grantee further hereby assumes the obligation of the Claude N. Sanderson and wife, Aline G. Sanderson under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

from:

CLAUDE N. SANDERSON ET UX

to:

PAUL SOMERS, JR.

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN

APR 4 | 32 PM '85

IDENTIF. REFERENCE

1 9 4 4.2 1

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

dp

(TN-23453)

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

RECEIVED OF _____

FOR _____

BOOK 6527 PAGE 89

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
			47218.77- CAMT.	
			122.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 129.22-	
5302A04/04/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 4 2 1

IDENTIF. REFERENCE

Apr 4 1 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122318