Box 27

FORM NO. WD-1

BOOK 6529 PAGE 646

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,505.91

N. Eddie Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 85

Faith Dale Clark
Notary Public

MY COMMISSION EXPIRES: 4-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. Eddie Montgomery, Jr. (NAME)	Fidelity Federal Savings & Loan Association (NAME)	146-12
Suite 140, 7003 Chadwick Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	77
Brentwood TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219-9985 (CITY) (STATE) (ZIP)	6DU31520

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, Michael E. Sanders and wife, Kathy J. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N. Eddie Montgomery, Trustee

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. 12 on the Plan of Crievwood as of record in Book 2331, page 99, said Register's Office, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Michael E. Sanders and wife, Kathy J. Sanders by deed from James B. Swearingen and wife, Martha J. Swearingen of record in Book 6086, Page 221, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2491, page 278 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6086, page 224, Register's Office for Davidson County, Tennessee in the original principal amount of $64,000.00.

I 95299

IDENTIF. REFERENCE

APR 9 1 09 PM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

CHECK

This is unimproved (x) property, known as 5005 Manuel Drive, Nashville, TN. 37211
(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 5th day of March, 19 85

Michael E. Sanders
Michael E. Sanders

Kathy J. Sanders
Kathy J. Sanders

04/09 189.80

5425

646

BOOK 852 PAGE 647

STATE OF TENNESSEE
~~Davidson~~ Williamson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Sanders and wife, Kathy J. Sanders

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of March, 19 85

Commission expires 1-10-89

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

WARRANTY DEED

FROM
Michael E. Sanders

Kathy J. Sanders

TO
N. Eddie Montgomery, Trustee

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140, 7003 CHADWICK DR.
BRENTWOOD, TN 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6529 PAGE 648

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
			7055.9	CASH
			183.30	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 189.80-
			6425404/09/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 2 9 9

IDENTIF. REFERENCE

APR 9 1 09 PM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 123410