THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 6535 PAGE 845

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Everett Wayne Sanders (NAME)	Same (NAME)	Map 1-7 P/O
P.O. Box 945 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 23
Madison Tn 37116 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10D-4030

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration receipt of which are hereby acknowledged, we,

Dale Mandel and wife, Rebecca W. Mandell, hereinafter referref to as Grantors,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said Everett Wayne Sanders, hereinafter referred to as Grantee, his ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, and being more particulary described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 8, 1985, and known as Job No. 85-026 as follows:

BEGINNING at a point in the westerly margin of Lickton Pike, 40' from the center line, being the Northeast corner of this tract, and also being the Southeast corner of the Gwendlynn L. Hindsley property of record in Book 5722, page 133, R.O.D.C. Tn.; thence with said margin of Lickton Pike the following calls: with a curve to the left, having a radius of 676.60' and a long chord of 171.92 ', said chord having a bearing of S 07° 38' 02" E, a distance along the curve of 172.39' to a point; thence S 14° 55' 58" E 39.30' to a point; thence with a curve to the right, having a radius of 283.66', and a long chord of 332.28', said chord having a bearing of S 20° 55' 55" W, a distance along the curve 355.12' to a point; thence S 56° 47' 49" W 60.80' to a point; thence S 33° 12' 11" E 15.--' to a point being 25' from the center of the road;

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 500.-

Subscribed and sworn to before me, this the 15th day of April 19 85.

Affiant Deana L Montgomery

My commission expires: 7-17-88 (Affix Seal)

Notary Public Connie L. Black

This is improved (X) unimproved property, known as Lickton Pike, Joelton, TN 37080 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ..... *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 15th *day of* April 1985 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Dale Mandel

Rebecca W. Mandel

Dale Mandel

Rebecca W. Mandel

CHECK

84/15 7.90-

5073

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Mandel et ux, Rebecca W. Mandell

the within named bargainor ...s..., with whom I am personally acquainted, and who acknowledged that ...they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee, this ...15th... day of ...April..., 19 ..85...

NOTARY PUBLIC LARUE H. WALKER

Commission expires 1-15-87 ..... Janice M. Walker ..... Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... 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 ..... self as .....

Witness my hand and seal, at office in .....
this ..... day of ..... , 19 .....

..... Notary Public

Commission expires .....

1: 87 4: 6 1

IDENTIF. REFERENCE

APR 10 9 01 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

(Continuation)

thence S 56° 47' 49" W 78.98' to a point; thence leaving the road N 00° 01' 44" E 101.51' to a point in a fence; thence S 87° 00' 00" E 99.18' to a point in the center line of Old Lickton Pike; thence with the center line of Old Lickton Pike the following calls: N 35° 53' 17" E 133.53'to a point; thence N 09° 49' 03" E 130.09' to a point; thence N 19° 09' 01" W 215.26' to a point; thence N 24° 37' 21" W 67.73" to a point; thence N 83° 44' 06" E 94.37' to the point of beginning, containing 0.72 acres more or less.

Being the same property conveyed to Dale Mandel et ux, Rebecca W. Mandel by deed from Robert B. Beck et ux, Martha Lu Beck of record in Book 6100, page 471, Register's Office for Davidson County, Tennessee.

Simultaneously herewith the Grantors and Grantees are exchanging tracts so Sanders can have road frontage and the Mandel's can have more usable property nearer their residence.

WARRANTY DEED

FROM
Dale Mandel et ux, Rebecca W. Mandel
TO
Everett Wayne Sanders

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6535 PAGE 847

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

500.00- CAMT.
1.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 7.80
9073A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 7.4.6.

IDENTIF. REFERENCE

Apr 18 9 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 125978