This Instrument Prepared By:
[illegible] B. HERBERT
Bailey, Herbert & Crawford
Noor, L & C Tower
[illegible], Tennessee 37219

BOOK 6538 PAGE 227 Box #36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-16-0-153.00	Mr/Mrs Terry B. Sanders	Metropolitan Federal Savings P. O. Box 110250 Nashville, TN. 37211
FIELD BOOK NUMBER(S) 6DU-38100	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5201 Smartt Drive	LOAN OR ACCOUNT NO. 21-7150718 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in fruther consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note dated July 11, 1973, in the original principal sum of $28,950.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John G. Venekamp and wife, Linda B. Venekamp, to T. I. Holman, Trustee, as of record in Book 4727, page 173,

BRADLEY B. HOOT and wife, CATHY L. HOOT

hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto TERRY B. SANDERS and wife, DIANE R. SANDERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 904 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, described as follows: BEGINNING at a point in the westerly margin of Smartt Drive, said point being the common corner of Lots 904 and 956; thence with the line between said two lots westwardly 164.2 feet to a point at the common corner of Lots 902, 904 and 956; thence northwardly 168.0 feet to the southerly margin of Rochelle Drive; thence with the southerly margin of said Rochelle Drive, eastwardly 104.2 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the right 37.4 feet southeastwardly to the westerly margin of Smartt Drive; thence with the westerly margin of said Smartt Drive, southwardly 124.5 feet to the point of beginning.

Being the same property conveyed to Bradley B. Hoot and wife, Cathy L. Hoot, by deed from John G. Venekamp and wife, Linda B. Venekamp, as of record in Book 4862, page 515.

This conveyance is made subject to restrictions of record in Book 2488, page 489.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as set out above and 1985 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19 day of April , 19 85

Cathy L. Hoot
Cathy L. Hoot

Bradley B. Hoot
Bradley B. Hoot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Bradley B. Hoot and wife, Cathy L. Hoot

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 Nashville, Tennessee, this, the 19 day of April, 19 85

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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

$ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 19 85

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM BRADLEY B. HOOT AND WIFE

TO TERRY B. SANDERS AND WIFE

I: 9 8 2 8 5

IDENTIF. REFERENCE

APR 22 11 30 AM '85

FELIX E. NICELY II REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

BOOK 6538 PAGE 229

RECEIVED OF _____

FOR _____

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

72500.00- CAMT.
188.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
D122A04/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 2 8 5

IDENTIF. REFERENCE

APR 22 11 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127005