FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Ralph Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: 1-1-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUTHER E. CANTRELL, JR., ATTORNEY, P. O. BOX 2726, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don or Dale Sain (NAME)	SAME (NAME)	119-1
6037 Port Jamaica Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-15772

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, RALPH SANFORD and Wife, MARTHA A. Sanford, who joins the deed to convey whatever interest she may or might have,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON SAIN and DALE SAIN

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 the westerly parts of Lots Nos. 1 and 2 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Glenrose Avenue 101.7 feet westwardly from the northwest corner of said Glenrose and Dayton Avenues; thence northwardly 144 feet to the southerly line of lot No. 3 on said Plan; thence with same, westwardly 61 feet to the easterly margin of an alley; thence with same, southwardly 165.2 feet to the northerly margin of said Glenrose Avenue; thence with same, eastwardly 84.1 feet, more or less, to the beginning.

BEING the same property conveyed to Ralph Sanford by Warranty Deed from James W. Ford and wife, Mavis E. Ford, of record in Book 5412, page 176 of the Register's Office of Davidson County, Tennessee.

J20008

T
IDENTIF. REFERENCE

JUL 11 2 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 306 Glenrose Avenue, Nashville, Tennessee
(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 11 day of July, 19 85.

Ralph Sanford

Martha M. Sanford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Luther E. Cantrell, Jr., a Notary Public in and for said County and State, the within named RALPH SANFORD and wife, MARTHA SANFORD

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 1985.

Notary Public

Commission Expires 1-19-86.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			48000.00- CAMT.	
			124.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.30-	
6813A07/11/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20008

IDENTIF. REFERENCE

JUL 11 2 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153040