Bk 27

FORM NO. WD-1

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 19 85.

Notary Public

MY COMMISSION EXPIRES: 1-16-89

(AFFIX SEAL)

BOOK 6610 PAGE 362

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth James Sanderson (NAME)	Atlantic Coast Mortgage Company (NAME)	128-14
249-251 Cross Timber Drive (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	76.00
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP)	9D-06542

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, Robert L. McNew and wife, Thelma McNew and Pearl P. McNew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth James Sanderson

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:

Being Lot No. 92 on the Plan of Harpeth Park, Section Two, of record in Book 3700, page 58, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Robert L. McNew and wife, Thelma McNew and Pearl P. NcNew by deed from Billy M. Brown and wife, Hazel M. Brown of record in Book 4959, Page 814, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3990, page 68 said Register's Office.

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

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T
IDENTIF. REFERENCE

JUL 19 10 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 249-251 Cross Timber Drive, Nashville, TN. 37221
(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 hands this 17th day of July, 19 85

Robert L. McNew
Robert L. McNew

Pearl P. McNew
Pearl P. McNew

Thelma McNew
Thelma McNew

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STATE OF TENNESSEE
Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. McNew and wife, Thelma McNew and Pearl P. McNew

the bargainors, 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 17th day of July 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
Robert L. McNew
~~Thelma McNew~~
Pearl P. McNew

TO
Kenneth James Sanderson

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 _____

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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

7680".00- CAPIT.
193.60 RSTAX.
.50 PREF
6.00 MDED
CHECK 206.10-
9258A07/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 9 6 9

IDENTIF. REFERENCE

JUL 19 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155416