Box 10

BOOK 6744 PAGE 178

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Rick M. Cormick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1985.

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
from information furnished by the parties
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ricky McCormick, et ux (NAME)	SAME (NAME)	3-16
2448 Tinnin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville TN (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Ronnie E. Sanders and Alva Jean Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky McCormick and wife, Cindy McCormick

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:

SEE ATTACHED EXHIBIT A

6346 3

IDENTIFICATION REFERENCE

DEC 23 3 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 2448 Tinnin Road (House Number) (Street) (P O Address) Goodlettsville, TN (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 13th day of December, 1985

Ronnie E. Sanders — Alva Jean Sanders

Ronnie E. Sanders

Alva Jean Sanders

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, Ronnie E. Sanders

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 13th day of December, 1985

NOTARY PUBLIC

My commission expires:
7-18-87

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public of said county, Alva Jean Sanders, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 7-18-89

WARRANTY DEED

FROM

Ronnie E. Sanders and

Alva Jean Sanders

TO

Ricky McCormick and wife,

Cindy McCormick

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

EXHIBIT A

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 30, 1960, as follows:

Beginning at a point in the center line of Tinnin Road at a spike and Northwest corner of Geo. S. Koonce property; thence leaving said Road, North 40 degrees East corner of Geo. S. Koonce property; thence leaving said Road, North 40 degrees East 65 feet to a large elm on the west bank of Mansker's Creek; thence with the meanders of said creek as follows: BOOK 6744 PAGE 180

North 14 degrees 30' West 145 feet; North 26 degrees 45' East 176 feet; North 17 degrees 45' West 126 feet, North 35 degrees 45' West 89 feet to a point; thence leaving said creek South 73 degrees West 272.5 feet to the center line of Tinnin Road; thence with the center line of Tinnin Road southeasterly around a slight curve 1980.09 feet to a spike, continuing with said road South 33 degrees 14' East 142.8 feet to a spike in said road, continuing with said road South 33 degrees 14' East 142.8 feet to a spike in said road, continuing with same around a slight curve 179.58 feet to a spike and point of beginning, containing 2.17 acres, more or less.

Being the same property conveyed to Sam B. Sanders and wife, Jean S. Sanders, by deed from Carl L. Dotson and wife, Della Ann Dotson, of record in Book 3161, page 379 Register's Office for Davidson County, Tennessee and the said Jean S. Sanders having conveyed her interest therein to Samuel Boone Sanders by deed of record in Book 5667, page 872, said Register's Office. The said Samuel Boone Sanders having since died and having devised subject property to Ronnie E. Sanders by will probated in Will Book 149 page 811, in the office of the Probate Court Clerk for Davidson County, Tennessee.

Alva Jean Sanders, also known as Jean S. Sanders, joins in this conveyance for the purpose of conveying any interest she has in the subject property by virtue of the life estate in said property granted her in a quitclaim deed of record in Book 5776, page 872, said Register's Office.

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

RECEIVED OF _____ BOOK 6744 PAGE 181

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

450[illegible].00- CONT.
117.50 CSTAX
.50 PRFEE
8.00 MISC
CHECK 126.50-
93704 12/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63463

IDENTIFICATION REFERENCE

Dec 23 3 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204278