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This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249981 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randal H. Sands	SAME	
(NAME) 909 - 18th Avenue South	(NAME)	MAP 92-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS)	PARCEL 318
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Cash in hand paid by Randal H. Sands and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Howard W. Fisher, and wife, Kathryn M. Fisher

have this day bargained and sold, and do hereby transfer and convey unto the said Randal H. Sands

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Second Plan of O. B. Hayes' Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 152 fronts 50 feet on the westerly side of 18th Avenue South and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Howard W. Fisher and wife, Kathryn M. Fisher, by deed from Isaac E. Grace and wife, Louise W. Grace of record in Book 3982 page 390, Register's Office of Davidson County, Tennessee.

6.4 | 4.9

IDENTIFICATION REFERENCE

Dec 27 9 44 AM 85

FELIX Z. WILSON 12 REGISTER DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me this the 19th *day of* December 19 85

My commission expires: 19 January 1988 (Affix Seal)

Affiant Randal Sands

Cynthia Gail Dennis
Notary Public

This is improved (X) property, known as 909 - 18th Avenue South, Nashville, Tennessee 37212
unimproved ( )
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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 Grantees, their (successors), heirs 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.

Witness our hands this 19th *day of* December 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard W. Fisher
Howard W. Fisher

Kathryn M. Fisher
Kathryn M. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Howard W. Fisher and wife, Kathryn M. Fisher

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* they *executed the within instrument for the purposes therein contained.*

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

Cynthia Gail Dennis *Notary Public*

Commission expires 19 January 1988

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

Howard W. Fisher etux

TO

Randal H. Sands

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

[illegible].00- CAPT.
295.00 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 305.50-
D256A12/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6414 9

IDENTIFICATION REFERENCE

DEC 27 9 44 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 205144