FILE IN BOX #4
86-1-12 /

BOOK 6762 PAGE 417

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500, One Church St. Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN P. SANDERS (NAME)	Old Hickory Employees Credit (NAME)	MAP 51-11
1400 Oakland Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Industrial Road (STREET ADDRESS)	PARCEL 86
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	11D-18988

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, EDWARD J. STONE and wife, HELEN E. STONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN P. SANDERS and wife, LINDA A. SANDERS

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 Lot No. 13 on the Plan of Oakland Acres, Section II, as of record in Book 3700, Page 26, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Oakland Acres Drive at the common corner of Reserve Parcel "A" and Lot No. 13; thence, with the line between said two lots westerly 262.29 feet to a point; thence, northeasterly 209.7 feet to the southerly margin of Freda Villa; thence, with the southerly margin of Freda Villa easterly 169.13 feet to the beginning of a curve; thence, around said curve having a radius of 25 feet southwesterly 37.28 feet to the westerly margin of Oakland Acres Drive; thence, with the westerly margin of said Drive, southerly 133.46 feet to the beginning.

BEING the same property conveyed to Edward J. Stone and wife, Helen E. Stone by deed from Hardcastle Construction Co., Inc., of record in Book 4187, Page 190, Register's Office for Davidson County.

This conveyance is subject to restrictive covenants of record in Book 3928, Page 103, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is { unimproved ( ) / improved (X) } property, known as 1400 Oakland Acres Drive, Madison, Tennessee 37115
(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 their hands this 13th day of January, 1986

Edward J. Stone
EDWARD J. STONE

Helen E. Stone
HELEN E. STONE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD J. STONE and wife, HELEN E. STONE

the 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 13th day of January, 1986.

Notary Public

Commission Expires February 19, 1988

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

EDWARD J. STONE and wife, HELEN E. STONE

TO

STEPHEN P. SANDERS and wife, LINDA A. SANDERS

IDENTIFICATION REFERENCE

6 0 7 9 1.

JAN 14 2 16 PM '86

FELIX Z. WILS[illegible] REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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
			90000.00- CONT.	
			234.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
			5793A01/14/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6871

IDENTIFT REFERENCE

JAN 14 2 16 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 210551