THIS INSTRUMENT PREPARED BY:
DAVID M. AMONETTE
Attorney at Law
600 West Main Street
Gallatin, Tennessee 37066

BOOK 6859 PAGE 643

ADDRESS NEW OWNER: 3109 Meadowside Lane Nashville, Tenn. 37207

SEND TAX BILLS TO: Meritor Mortgage Co. 760 West Sproul Rd. Springfield, PA 19064

MAP-PARCEL NO. 60-2-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL K. SANDERS and wife, SUZANNE SANDERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DALE KINGSBURY, a single person, hereinafter called the Grantees, his 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. 74 on the Plan of PARKWOOD ESTATES, SECTION I, of record in Plat Book 2900, Page 120, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 74 fronts 81.1 feet on the Northerly side of Meadowside Lane and extends back 136.5 feet on the Easterly side and 137.1 feet on the Westerly side to a line in the rear on which it measures 81.35 feet.
>
> Being the same property conveyed to Michael K. Sanders and wife, Suzanne Sanders by deed from Ashton G. Sanders and wife, Evelyn J. Sanders, dated November 16, 1984, and being recorded in Deed Book 6445, page 595, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants of record in Book 3136, page 52, and amended by instrument of record in Book 3253, page 591, Register's Office of Davidson County, Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of May, 1986.

MICHAEL K. SANDERS

SUZANNE SANDERS by Michael K. Sanders, acting under power of attorney for Suzanne Sanders

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county, Michael K. Sanders individually, and acting as power of attorney for Suzanne Sanders, the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this the 15th day of May, 1986.

(SEAL) NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES MAY 4, 1987

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is FORTY-SEVEN THOUSAND TWO HUNDRED AND NO/100 ($47,200.00) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 1986.

(SEAL) NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 4, 1987

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN
MAY 19 9 35 AM '86
IDENTIFICATION REFERENCE
017.28

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

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 645

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

47200.00- CAMT.
122.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 129.22-
5|8|A05/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 7.2 8

IDENTIFICATION REFERENCE

MAY 19 9 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248976