ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
ROBERT L. SANFORD ET UX	SAME	11D 77550
(NAME)	(NAME)	
1041 Jasperson Drive		52-5-199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, MARIE POWELL WILLIAMS, ANN POWELL McMAHON, MORTON POWELL, JR., AND WILLIAM O. POWELL,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT L. SANFORD AND WIFE, ERIKA A. SANFORD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 10 in the Subdivision of Lots Nos. 35, 36 and 37 in Subdivision of part of the H. B. Chadwell Tract as recorded in Book No. 547, page 60, Register's Office for Davidson County, Tennessee.
Said northeasterly part of Lot No. 10 being more accurately described as follows: Beginning at a point in the center of Idlewild Avenue at its intersection with the center of private drive; thence South 51 3/4 degrees West with the center of private drive 500 feet to an iron stake; thence from middle of private drive Southeast 302 feet to the center of Idlewild Avenue, thence along center of Idlewild Avenue 500 feet Northeast to starting point at center of private drive and interesection to Idlewild Avenue, being 2 acres, more or less.

Being the same property conveyed to Marie Powell Williams, Ann Powell McMahon, Morton Powell, Jr. and William O. Powell, as tenants in common, by deed from Marie O. Powell, of record in Book 5621, page 193, Register's Office for said County. The said Marie O. Powell having retained a life estate in and to the above described property.

Marie O. Powell joins in this conveyance for the purpose of conveying all her right, title and interest in subject property to the purchasers herein.

unimproved ( )
This is improved (x) property, known as 896 Idlewild Avenue (House Number) (Street)
Madison 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 14th day of May, 19 86.

Ann Powell McMahon — William O. Powell — Morton Powell, Jr.

Marie Powell Williams

Marie O. Powell

BY: Ann P. McMahon, Attorney-in-fact

BY: Marie P. Williams, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE POWELL WILLIAMS, ANN POWELL McMAHON, AND MARIE O. POWELL

the bargainor s, 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 Madison, Tennessee, this 14th day of May, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L. Sanford

Sworn to and subscribed before me this 14th day of May, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

0843 9

IDENTIFICATION REFERENCE

Jun 9 11 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM MARIE POWELL WILLIAMS ET AL

TO ROBERT L. SANFORD ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF

FOR

BOOK 6880 PAGE 763

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
06/09/86	BAL		45000.00-	CAMT.
			117.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
				.00

3005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0843

IDENTIFICATION REFERENCE

JUN 9 11 45 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 256638