Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196



# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142-3-9 | Mr/Mrs Patrick J.Walton | Atlantic Coast Mortgage Co.<br>3975 University Drive<br>Fairfax, VA 22030 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>7331 Cavalier Court | LOAN OR ACCOUNT NO. 16475<br>PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

DAN S. SANDERS, III and wife, BEVERLY M. SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto _____

_____

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 74 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, described as follows:

BEGINNING on the northeasterly side of Cavalier Court at the corner of Lots 73 and 74; thence with the line between said lots, northeasterly 140.9 feet to a corner of Lots Nos. 72 and 73; thence with the line between Lots 72 and 74, north 83 degrees 21 minutes east 42.9 feet; thence along the rear of Lot No. 74, south 6 degrees 41 minutes east 201.90 feet to the corner of Lots 74 and 75; thence with the line of said lots, in a westerly direction 160.5 feet to the east margin of Cavalier Court; thence around a curve in a northwesterly direction with said Court, 53.92 feet to the beginning.

Being the same property conveyed to Dan S. Sanders, III and wife, Beverly M. Sanders, by deed from Thomas Haslett Whitley and wife, Kimberly Bailey Whitley, as of record in Book 5285, page 563.

This conveyance is made subject to restrictions of record in Book 4064, page 909, amended in Book 4318, page 652 and Book 5425, page 362 and all matters shown on the recorded plan of record in Book 3700, page 92, and all zoning regulations and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of July, 1986

Dan S. Sanders, III

Beverly M. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dan S. Sanders, III and wife, Beverly M. Sanders 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 Nashville, Tennessee, this, the 28 day of July, 1986.

My commission expires: 3/11/90

Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July 1986

MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

DAN S. SANDERS, III AND WIFE

TO

PATRICK J. WALTON AND WIFE

26353

IDENTIFICATION REFERENCE

JUL 30 11 52 AM '86

FELIX P. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC DAVIDSON COUNTY

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

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

RECEIVED OF _____

FOR _____

BOOK 6933 PAGE 856

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

9600[illegible] 0- [illegible]
268.[illegible]0 [illegible]
.50 PRFEE
6.00 WDC D
CHECK 275.50-
4025A07/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26353

IDENTIFICATION REFERENCE

JUL 30 11 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277261