Lele47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
ROBERT ERIK SANFORD	SOVRAN MORTGAGE CORPORATION	11D 77550
(NAME)	(NAME)	
896 Idlewild Drive	201 East Cary Street	52-5-199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Richmond, VA. 23219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6965 PAGE 23

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, ROBERT L. SANFORD AND WIFE, ERIKA A. SANFORD,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT ERIK 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 Lot No. 4 in the subdivision of Sanford Manor, not of record, made by Winston Gaffron, Jr., Surveyor No. 1070, dated August 1, 1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, S 53 deg. 30' 30" E 178.74 feet to a point; thence N 17 deg. 30' 38" E 264.71 feet to a point in the southerly margin of Idlewild Drive; thence with the said margin of Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 deg. 59' 27", 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive S 57 deg. 25' 13" W 225.61 feet to the point of beginning.

Being part of the property conveyed to Robert L. Sanford and wife, Erika A. Sanford by deed of record at Book 6896, Page 41, R.O.D.C.

37086

IDENTIFICATION REFERENCE

SEP 2 9 07 AM '86

PAUL Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (x) property, known as 896 Idlewild Drive (House Number) (Street)

Madison, TN. 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 26th day of August, 1986.

Robert L. Sanford
ROBERT L. SANFORD

Erika A. Sanford
ERIKA A. SANFORD

DEED

BOOK 6965 PAGE 24

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 ROBERT L. SANFORD AND WIFE, ERIKA A. SANFORD

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 26th day of August, 1986.

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 $ 41,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 26th day of August, 1986.

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

WARRANTY DEED

FROM
ROBERT L. SANFORD ET UX

TO
ROBERT ERIK SANFORD

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

AREA CODE 615
TELEPHONE 865-4790

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

RECEIVED OF _____

FOR _____

BOOK 6965 PAGE 25

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

41000.00- CAMT.
144.80 CSTAX
.50 PRFEE.
6.00 WDEED.
CHECK 121.30-
6350A09/02/86 BAL .00.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37 0 8 6

IDENTIFICATION REFERENCE

SEP 2 9 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289282