THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072 #48

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH K. SANDERS, ET UX	MORTGAGEE - NONE	P/O
(NAME): 916 Emily Drive	(NAME):	Map 12
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville Tn 37072	(STREET ADDRESS):	Parcel 13
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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61063

IDENTIFICATION REFERENCE

Nov 6 3 50 PM '86

ELIX Z. ATHERTON REGISTER
DAVIDSON COUNTY, TN

EDWARD B. PARKER AND WIFE, LETHIA L, PARKER, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH K. SANDERS AND WIFE, KAREN J. SANDERS, hereinafter referred to as 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 Tract No. 7 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986 as follows:

Beginning at an iron pin in the south margin of Baker Road, the northeast corner of a tract of land which belongs to Michael Christian, having a deed reference in Deed Book 6093, page 126, Register's Office for Davidson County, Tennessee, the northwest corner of this tract and continuing as follows, S 70° 07' 50" E, 125.00 feet to an iron pin in the south margin of Baker Road; thence with a new line as follows, S 12° 47' 24" W, 229.74 feet to an iron pin; thence S 44° 07' 16" W, 454.90 feet to an iron pin; thence S 57° 50' 23" W, 1512.94 feet to an iron pin; thence N 84° 46' 51" W, 950.00 feet to an iron pin in the east boundary of a tract of land which belongs to Morris E. Ayers, having a deed reference in Deed Book 4028, page 107, Register's Office for Davidson County, Tennessee; thence with the east boundary of said tract of land which belongs to Morris E. Ayers and a fence as follows, N 2° 55' 15" E, 564.40 feet to an iron pin; thence N 0° 35' 40" E, 395.79 feet to an iron pin in the east boundary of said tract of land which belongs to Morris E. Ayers, the southwest corner of a tract of land which belongs to Charles K. West, having a deed reference in Deed Book 6646, page 360, Register's Office for Davidson County, Tennessee; thence S 84° 04' 26" E, generally following a fence, 1134.95 feet to an iron pin; thence continuing with the south boundary of Charles K. West as follows, S 83° 31' 18" E, with a fence, 73.06 feet; thence N 85° 05' 38" E, with a fence, 87.15 feet to an iron pin marking a common carner ot said tract of land which belongs to Charles K. West and the southwest corner of said tract of land which belongs to Michael Christian; thence with a fence and the boundary of said tract of land which belongs to Michael Christian as follows, S 83° 43' 57' E, 235.00 feet to an iron pin; thence S 83° 43' 17" E, 165.50 feet to an

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,750.00

Subscribed and sworn to before me, this the 27 day of October 19 86

Joseph K. Sanders
Affiant

My commission expires: 3/5/89
(Affix Seal)

Notary Public

iron pin; thence S 81° 10' 30" E, 388.67 feet to an iron pin; thence N 18° 58' 45" E, 343.69 feet to an iron pin; thence S 75° 38' 29" E, 200.22 feet to an iron pin; thence N 12° 47' 24" E, 306.15 feet to the point of beginning, containing 37.03 acres as surveyed by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Edward B. Parker and wife, Lethia L. Parker, by deed from William A. Brazil, Jr. and wife, Lizzie M. Brazil, of record in Book 3225, page 304, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways.
No swine, poultry, junk vehicles, or mobile homes are permitted.
No dirt may be removed.

No timber is to be cut without the Grantors' permission as long as Grantors' hold a mortgage on said property.

unimproved (X)
This is improved ( ) property, known as Tract No. 7 Baker Road, Goodlettsville, Tn. 37072
(House Number) (Street) P. O. Address: (City or Town)

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.*

And Grantors *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.*

Witness our *hand* s *this* 27 *day of* October, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Edward B Parker
Lethia L Parker

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* EDWARD B. PARKER AND WIFE, LETHIA L. PARKER

*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* 27 *day of* October, *19* 86.

Cindy Dee
Notary Public.

Commission Expires 3/8/89.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *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* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

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
			48750.00- CAMT.	
			136.36 MSTAX	
	VD		136.36- MSTAX	
			136.36 CSTAX	
			.50 PRFE	
			9.00 WDED	
			BANK 145.36-	
			3479A11/06/86 RAL .00	

61063

IDENTIFICATION REFERENCE

Nov 6 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09524