ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Randolph R. Sherling, et ux (NAME)	RANDOLPH R. SHERLING, et ux (NAME)	MAP 81-08
1815 5th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	337 VIVELLE AVENUE (STREET ADDRESS)	Parcel 259
Nashville, TN 37208 (CITY) (STATE) (ZIP CODE)	37210 (CITY) (STATE) (ZIP CODE)	01W-16340

WARRANTY DEED BOOK 7045 PAGE 3

For and in consideration of the sum of THIRTEEN THOUSAND ($13,000.00)----------00/100 DOLLARS

CASH.

RAYMOND SANDERS, MARGARET SANDERS and RHONDA SANDERS,
all heirs under the Last Will and Testament
of
MARGARET THOMAS BROWN

have bargained and sold, and by these presents do transfer and convey unto the said RANDOLPH R. SHERLING and wife, VIRGINIA B. SHERLING

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, State of Tennessee, being Lot No. 474 on the Plan of North Nashville Real Estate Compnay's Property, as of record in Book 21, Page 105, Register's Office for said County.

SAID Lot No. 474 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines 166 feet to an alley.

BEING the same property devised to MARGARET THOMAS BROWN, by Last Will and Testament of Mrs. Clyde E. Hart, a widow, of record in Will Book 106, Page 420, Probate Court for Davidson County, Tennessee. This conveyance is being made by the heirs under the Last Will and Testament of Margaret Thomas Brown, to wit: Raymond Sanders, Margaret Sanders and Rhonda Sanders. Said Last Will and Testament of Margaret Thomas Brown is of record in Will Book 156, Page 461, Probate Court for Davidson County, Tennessee.

65053

IDENTIFICATION REFERENCE

Nov 19 3 43 PM '86

FELIX Z. WILLETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1815 5th Avenue, North
(House Number) (Street)
Nashville Tennessee 37308
(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 10th & 14th day of NOVEMBER 1986.

Raymond J. Sanders
RAYMOND SANDERS

Rhonda Sanders
RHONDA SANDERS

Margaret Sanders
MARGARET SANDERS

STATE OF ILLINOIS
COUNTY OF COOK

BOOK 7045 PAGE 4

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RHONDA SANDERS

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cook County, IL, this 14th day of NOVEMBER, 19 86.

My commission expires 5/25/88 Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Monica D. Edwards, a Notary Public of the State and County aforesaid, personally appeared Raymond Sanders and Margaret Sanders with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and Nashville, Davidson County, Tennessee, this 14th day of November, 19 86.

Monica D Edwards Notary Public

Commission expires 1/21/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property ~~(whichever is greater)~~ is $ 13,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Raymond J. Sanders

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

My commission expires 1/21/90 Notary Public Monica D. Edwards

This instrument was prepared by:

George H. Thompson, III, Attorney at Law; 112 Stahlman Building, Nashville, TN 37201

Name Address

WARRANTY DEED

FROM

RAYMOND SANDERS, MARGARET SANDERS and RHONDA SANDERS

TO

RANDOLPH R. SHERLING and wife, VIRGINIA B. SHERLING

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 5

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

1300.00- PMT.
36.40 CSTAX
.50 PRFE
6.00 MORT
CHECK 42.90-
0026M 11/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65053

IDENTIFICATION REFERENCE

Nov 19 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13951