BOOK 7050 PAGE 958

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone, Lankford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip M. Martin (NAME)	Investors Federal Savings Bank (NAME)	103-12-5
6000 Hickory Valley Road (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	8DA60695
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sam Sanders, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip M. Martin and wife, Mary Farris Cook Martin

HEREINAFTER CALLED THE 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 Lot No. 62 on the Plan of Hillwood Estates, Section 6 as of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 199.49 feet on the northerly side of Hickory Valley Road, formerly West Hillwood Drive and extends back 300 feet on the westerly line and 337.1 feet on the easterly line to a dead line, measuring 124 feet thereon.

Being the same property conveyed to Sam Sanders, Jr., by Warranty Deed dated April 19, 1985, executed by Sally Zager Wolfe, Executrix of the estate of Morris Zager, of record in Book 6537, page 593, Register's Office for Davidson County, Tennessee.

Doris M. Sanders has joined in the execution of this instrument for the express purpose of consenting to the terms hereof and conveying any interest she may have in the Property by reason of marriage or otherwise.

This is unimproved ( ) improved (X) Property, known as 6000 Hickory Valley Road, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 his hand this 21st day of November, 19 86

Doris M. Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth P. Egbert, Jr., a Notary Public in and for said County and State, the within named Sam Sanders, Jr. and Doris M. Sanders

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

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 19 86.

Kenneth P. Egbert, Jr. Notary Public

Commission Expires July 18, 1987

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Sam Sanders, Jr.

TO
Philip M. Martin and wife, Mary Barrie Cook Martin

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

67053

IDENTIFICATION REFERENCE

Nov 25 3 47 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67053

IDENTIFT REFERENCE

Nov 25 3 47 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No.16172