48

BOOK 7057 PAGE 338 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 1986

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WILLIAM C. SANDERS, JR. ET UX	MORTGAGEE – NONE	43-9-245
(NAME)	(NAME)	
245 DULING AVENUE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 I, CLEMMIE M. WALTRIP, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. SANDERS, JR. AND WIFE, SHIRLEY B. SANDERS

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.

TRACT NO. 1:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 29 of Block "B" on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Offic for said County, described as follows:

Said Easterly 50 feet of Lot No. 29 fronts 50 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the Westerly 51 feet of Lot No. 29 of Block "B" on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Offic for said County, described as follows:

Said Westerly 51 feet of Lot No. 29 fronts 51 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being a portion of the same property conveyed to Clemmie M. Waltrip, unmarried, by deed from Kate A. Cullen of record in Book 5291, page 352, Register's Office for Davidson County, Tennessee.

68958

IDENTIFICATION REFERENCE

DEC 3 9 59 AM '86

PAUL Z. WILLIS, REGISTER
DAVIDSON COUNTY, TN

CHECK 12/03 132.50-

This is unimproved ( ) improved (X) property, known as 245 Duling Avenue, Madison, Tn. 37115
(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 heir 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 covey 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 my hand this 1st day of December, 19 86

Clemmie M. Waltrip

248C

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 CLEMMIE M. WALTRIP, UNMARRIED

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 19 86.

Commission expires 3/5/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths / himself / themselves) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 390

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

450[illegible] C[illegible] CNTY.
126.00 CSTAX
.50 [illegible]
0.00 [illegible]
CHECK 126.50
240[illegible]12/03/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68958

IDENTIFICATION REFERENCE

Dec 3 9 59 AM '86

[illegible] REGISTER
DAVIDSON COUNTY

No.18302