STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 63,500.00

Subscribed and sworn to before me, this the 26th day of November 1986

My commission expires: January 10, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
A. B. Sanders	Same
601 Alta Loma (STREET ADDRESS)	(STREET ADDRESS)
Goodletsville, Tennessee 37072 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP & PARCEL NO 33-4-51.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John L. Manley and wife, Mildred E. Manley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO A. B. Sanders and wife, Marian Sanders

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being know as Lot No. 38 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 thru 52, Register's Office for Davidson County, Tennessee.

EXCEPT the following INCLUDED in the above description but EXCLUDED from this conveyance, the following described property, to-wit:

Being part of Lot No. 38, on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 thru 52, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northeast corner of said Lot No. 38, and runs with the East line of said Lot Southerly 25 feet to a point; thence North 62 degrees 39 minutes 05 seconds West, 128 feet to a point; thence South 27 degrees 20 minutes 55 seconds West, 113 feet to a point in the East margin of Hardaway Drive; thence with said margin Northerly 105 feet to a point; thence with said margin and continuing with the South margin of Alta Loma Road around a curve to the right 50 feet to a point; thence continuing with the South margin of Alta Loma Road South 62 degrees 39 minutes 05 seconds East, 130 feet to the point of beginning. Said conveyence being made to the State of Tennessee by Judgement recorded in Book 4104 page 542 to which reference is hereby made.

Being the same property conveyed to John L. Manley and wife, Mildred E. Manley by deed recorded in Book 3640 at page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years,

THIS IS _____ IMPROVED PROPERTY KNOWN AS 601 Alta Loma, Madison, TN. 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of November, 19 86

John L. Manley

Mildred E. Manley

State of Tennessee
County of Sumner

On this 26th day of November, 1986, before me personally appeared John L. Manley and wife, Mildred E. Manley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

72374

IDENTIFICATION REFERENCE

DEC 12 9 58 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 7067 PAGE 206

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
			6350.00- CO TX 177.50 CO TAX .50 PRFEE 6.00 MO TX CHECK 184.00- 04042127 12/86 SAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72374

IDENTIFICATION REFERENCE

Dec 12 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.22202