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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 26th day of November 19 86

My commission expires: January 10 1989

Affiant

Notary Public

WARRANTY DEED

Return to → 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: NEW OWNER
Betty C. Sanders	
1006 Calvert Street	
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37216	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 61-7-263.00 15DZ-3810	

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, Alvin B. Sanders and wife, Marian H. Sanders

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Betty C. Sanders, unmarried

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 PARTICULARTY DESCRIBED AS FOLLOWS:

Being the westerly half Lot No. 38 on the Plat of I.C. McMahan's Subdivision of Maplewood Lands, of record in Book 547 at page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alvin B. Sanders and wife, Marian H. Sanders by deed recorded in Book 4074 at page 502 and re-recorded in Book 4080 at page 121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

72382

IDENTIFICATION REFERENCE

Dec 12 10 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1006 Calvert Street, Nashville, Tennessee 37216

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

Alvin B. Sanders — Alvin B Sanders

Marian H. Sanders — Marian H. Sanders

State of Tennessee
County of Davidson

On this 26th day of November, 1986, before me personally appeared Alvin B. Sanders and wife, Marian H. Sanders 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

TENNESSEE TITLE & TRUST, Inc.

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

S.O [illegible] D- CNTY
154.50 CSTAX
.50 PRFE
5.00 WDE
CHECK 160.00
04182 12/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 3 8 2

IDENTIFICATION REFERENCE

DEC 12 10 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22210