This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: January 20, 1988

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDEL W. SANDERSON, et ux (NAME)	OWNER (NAME)	43-11-141
905 East Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115 (CITY) (CTATE) (P.O. ZIP)	(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, GARY W. STEWART and wife, JANENE D. STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDEL W. SANDERSON and wife, TAMARA A. SANDERSON, a one-half undivided interest

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:

Being Lot No. 10 on the plan of the resubdivision of Lot Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning at a point on the westerly margin of Myatt Drive at a point 582 feet, more or less, north of the northerly margin of Old Hickory Boulevard, being the corner of Lots 9 & 10; thence with said drive, northwardly 50 feet to the corner of Lots 10 & 11; thence with the line between said Lots 10 & 11 westwardly 150 feet to the common corner of Lots 10 & 11; thence southwardly 50 feet to the common corner of Lots 9 & 10; thence with the line of Lots 9 & 10 eastwardly 150 feet to the point of beginning.

Being part of the property conveyed to David L. Kelley and wife, Linda N. Kelley and Gary W. Stewart and wife, Janene D. Stewart, by deed from M. O. Baker and wife, Dollie Mae Baker, of record in Book 6494, page 169, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 108 (House Number) Myatt Dr. (Street) Madison (P.O. Address) Tennessee (City or Town) 37115 (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 our hands this 2nd day of January, 19 86

Gary W. Stewart
GARY W. STEWART

Janene D. Stewart
JANENE D. STEWART

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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 Gary W. Stewart and Janene D. Stewart

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of January, 19 86.

Commission Expires _____ Notary Public

STATE OF _____

_____ County

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 acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

78408

IDENTIFICATION REFERENCE

Dec 31 12 02 PM '86

ALEX E. POLSGROVE REGISTER
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
			250[illegible] CANT,	
			7.00 RSTAX	
			.50 PRFE	
			6.00 MOE	
			SUBTX	13.50
			#250A12/31/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78408

IDENTIFI REFERENCE

Dec 31 12 02 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No28925