BOOK 7091 PAGE 51

FORM NO. WD-1

3454
512807-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Stuart C. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1986.

Notary Public

MY COMMISSION EXPIRES: July 25, 1988

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart C. Sanders (NAME)	Fidelity Federal Savings & Loan (NAME)	117-03-D-260
260 Hillsboro Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-91279
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Dalton Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart C. Sanders and wife, Jennifer Lynn Hays 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:

Land in Davidson County, Tennessee, being Unit No. 260 on the Plan of Hillsboro Station Condominiums, as of record in Book 6250, pages 751, 752 and 753, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dalton Development Corporation by deed from Hillsboro Land, Ltd., a limited partnership as of record in Book 6505, page 941, said Register's Office.

78810

IDENTIFICATION REFERENCE

Dec 31 4 47 PM '86

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

This is (unimproved XX) (improved ( )) property, known as 260 Hillsboro Place, Nashville, Tennessee 37215
(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 22nd day of December, 1986

Dalton Development Corporation

By: Jack H. Dalton

By: Roy Watson Attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 7091 PAGE 52

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, _____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged that ____ is the _____ of Dalton Development Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 1986.

_____
Notary Public

My Commission expires: _____

WARRANTY DEED

FROM Dalton Development Corporation

TO Stuart C. Sanders and wife, Jennifer Lynn Hays Sanders

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 22 day of December, 1985, before me personally appeared Amy Watson, to me known to be the person who executed the foregoing instrument in behalf of Jack H. Dalton and acknowledged that ☒ he executed the same as the free act and deed of said Jack H. Dalton.

Witness my hand and official seal at Nashville, TN, this 22nd day of December, 1986.

Susan Calvert
Notary Public

My Commission expires:
Jan 17, 1988

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

RECEIVED OF _____

FOR _____

BOOK 7091 PAGE 53

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

BO[illegible] CANT
224.00 [illegible]
.50 [illegible]
6.00 WDF [illegible]
CHECK 230.50-
3070N12/31/86 DAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78810

IDENTIFICATION REFERENCE

DEC 31 4 47 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 29337