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3492
430731-0

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Jacquell D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 1987.

Notary Public

MY COMMISSION EXPIRES: July 12, 1990

(AFFIX SEAL)

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
Jacquell D. Johnson (NAME)	Fidelity Federal Savings & Loan (NAME)	70-13-97
3007 Cliff Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	13DA-13545
Nashville, Tennessee 37218 (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, Willie Eva Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquell D. Johnson, unmarried

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:

A lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Cliff Drive at a point 262-1/.2 feet east of the center line of Hamilton Road, said point being the northeast corner of the property conveyed to Ernest W. Vaughn and wife, by deed from Martha Latta Mills and husband, of record in Book 1390, page 544, Register's Office for said County; thence with said Drive, South 58 deg. east 50 feet to Tillman Mills' northwest corner; thence with Mills' line, south 32 deg. west 345 feet to D. D. McPherson's northerly line; thence with McPherson's northerly line, north 58 deg. west 50 feet to Vaughn's southeast corner; thence with Vaughn's easterly line, northwardly 345 feet to the beginning.

Being the same property conveyed to Jesse Clinton Sanders and wife, Willie Eva Sanders by deed from James Henry Mills and wife, Zelma Mills as of record in Book 1675, page 423, said Register's Office. The said Jesse Clinton Sanders having since died, the property is now vested in Willie Eva Sanders as the surviving by the entirety.

8 2 8 2 1

IDENTIFICATION REFERENCE

JAN 12 3 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3007 Cliff Drive, Nashville, Tennessee 37218
(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 her hand this 9th day of January, 1987

Willie Eva Sanders
By: Willie Eva Sanders
Eldon Ray Scott, Attorney-in-Fact
Eldon Ray Scott Attorney-in-fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Eva Sanders, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 19 87

Commission Expires July 10, 1990

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Willie Eva Sanders, unmarried

TO
Jacquell D. Johnson, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			310. .0- CANT,	
			85.50 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK	33.30-
			[illegible]/12/87 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 8. 2 1

IDENTIFICATION REFERENCE

JAN 12 3 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33820