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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~73,500.00~~

Marshall E. Foster, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 1987

Evelyn W. Knight
Notary Public

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL E. FOSTER, III (NAME)	NATIONWIDE LENDING GROUP, INC. (NAME)	MAP 25-7
313 ROSEHILL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1125 TROUP STREET (STREET ADDRESS)	PARCEL 120
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (P.O ZIP)	AUGUSTA, GA 30904 (CITY) (STATE) (ZIP)	GO 17071

FOR AND 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, HARRY B. SANDERS, JR. and wife, CAROLYN C. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL E. FOSTER, III and wife, EDITH M. FOSTER

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 Lot No. 80 on the Plan of Section III, Ranchwood Estates, of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 80 fronts 120 feet on the north side of Rosehill Drive and runs back 332.85 feet on the westerly line and 306.28 feet on the easterly line to a dead line in the rear on which it measures 137.4 feet.

Being the same property conveyed to Harry B. Sanders, Jr., and wife, Carolyn C. Sanders, by deed of record in Book 3465, page 187, Register's Office for Davidson County, Tennessee.

87 7 7 1

IDENTIFICATION REFERENCE

JAN 28 10 38 AM '87

FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN

This is (unimproved ( ) improved (xx)) property, known as 313 ROSEHILL DRIVE, GOODLETTSVILLE, TN 37072
(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 heir 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 covey 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 hand this 23rd day of January, 1987

Harry B. Sanders Jr.
HARRY B. SANDERS, JR.

Carolyn C. Sanders
CAROLYN C. SANDERS

2254

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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 HARRY E. SANDERS, JR. and wife, CAROLYN C. SANDERS

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 GOODLETTSVILLE, Tennessee, this 23rd day of January, 19 89

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

7350.00- CAMT.
305.00 .STAX
.50 PRFEE
6.00 MDE
CHECK 312.30-
3704X017/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 7 7 1

IDENTIFICATION REFERENCE

JAN 28 10 38 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No39290