NO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

George W. Sanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 87

Notary Public

MY COMMISSION EXPIRES: 7/16/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Lee Cranford 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Sanderson (NAME)	City Federal Savings Bank (NAME)	72-3
1138 Howard Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	188
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Somerset, N. J. 08873 (CITY) (STATE) (ZIP)	15DZ 10010

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, Tira Sermsai, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Sanderson and Sue K. Sanderson, his wife

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. 139 on the Plan of INGLEWOOD PLACE, as of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tira Sermsai and wife, Stephanie Sermsai by deed from Lillie W. hazelwood, a widow of record in Book 6173, Page 345, Register's Office, Davidson County, Tennessee. The said Tira Sermsai and wife, Stephanie Sermsai having since divorced, property now vested in Tira Sermsai by Final Decree of record in Minute 139c, page 1811, Circuit Clerk's Office.

This conveyance is subject to any and all existing easements of record.

10514

IDENTIFICATION REFERENCE

APR 2 10 50 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1138 Howard Avenue, Nashville, Tennessee 37216
(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 30th day of March, 19 87

Tira Sermsai

Tira Sermsai, unmarried

BOOK 7189 PAGE 793

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tira Sermsai, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March 19 87

Commission expires 1/10 189

Notary Public

STATE OF TENNESSEE
Davidson 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 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
Tira Sermsai, unmarried

TO
George W. Sanderson and wife, Sue K. Sanderson

MONTGOMERY, CRAWFORD, KESTNER & [illegible]
215 CENTERVIEW [illegible]
BRENTWOOD, TENNESSEE [illegible]

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

RECEIVED OF _____

FOR _____

BOOK 7189 PAGE 794

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5250.00- CAMT.
147.00 COTAX
.50 PRFEE
6.00 WDFEE
CHECK 153.50-
9496A04/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1051 4

IDENTIFICATION REFERENCE

APR 2 10 50 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64450