# WARRANTY DEED BOOK 7218 PAGE 93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 23rd DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS L. SANDERS, et ux (NAME) | CITY FEDERAL SAVINGS BANK (NAME) | 83-02 |
| 401 Gentry Avenue (STREET ADDRESS OR ROUTE NUMBER) | 125 Belmont Drive (STREET ADDRESS) | 321 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O ZIP) | Somerset, New Jersey 08873 (CITY) (STATE) (ZIP) | 27W 04920 |

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, LARRY D. BLACK and wife, LINDA L. BLACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. SANDERS and wife, SUE L. 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 part of Lots No. 11 & 12 on the original Plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, described according to a survey by Lewis D. Justice, Surveyor, dated August 29, 1949, as follows:

Beginning at the southwest terminus of Gentry Avenue and Waters Avenue; thence with the westerly margin of Gentry Avenue northwesterly 60 feet to a point; thence North 88° 15' West 400 feet to a point; thence South 1° 30' West 147.25 feet to a point in the northerly margin of a 15-foot alley; thence South 88° 30' East 340 feet to a point 30 feet westerly from the southwest corner of the part of Lot No. 12 conveyed to Robert Lott and wife, by deed from Ruth Moore Lott, of record in Book 1645, page 283, said Register's Office; thence North 1° 30' East 87.5 feet to a point; thence South 88° 30' East 60 feet to the point of beginning.

Being the same property conveyed to Larry D. Black and wife, Linda L. Black, by deed from Ramon Kirk Upham, of record in Book 7102, page 97, Register's Office for Davidson County, Tennessee.

This is (  ) unimproved (XX) improved property, known as 401 Gentry Avenue, Nashville, Tennessee 37206
(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 our hand s this 23rd day of April, 19 87

Larry D. Black
LARRY D. BLACK

Linda L. Black
LINDA L. BLACK

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 Larry D. Black and Linda L. Black

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 April, 1987

Commission Expires September 11, 1990

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 on this the day of , 19

My commission expires

Notary Public

19863

IDENTIFICATION REFERENCE

APR 29 8 44 AM '87

PELA J. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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 |
|---|---|---|---|---|

550[illegible].[illegible] C- CAMT
154.00 CSTAX
.50 PRFE.
6.00 WDFEE
CHECK 160.50-
02508 4/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19883

IDENTIF. REFERENCE

APR 29 8 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74956