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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 $42,000.00

Patrick B Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 87

John R. Parker
Notary Public

MY COMMISSION EXPIRES: July 17, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Parker, Attorney, P.O. Box 110055, Nashville, TN 37222-0055
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-FARCEL NUMBERS
Patrick B. Sanders, et ux (NAME)	Patrick B. Sanders, et ux (NAME)	4D40795
4043 Lake Parkway Court (STREET ADDRESS OR ROUTE NUMBER)	4043 Lake Parkway Court (STREET ADDRESS)	53-3
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Par 285

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, Anna Dell Foster, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick B. Sanders & wife, Rachel R. 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 The Fourth Civil District of Davidson County, Tennessee, being Lot No. 251, Section C, Village of Old Hickory, as shown on the Plan of record in Book 1424 page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Wilburn L. Foster and Anna Dell Foster by deed from E.I. Du Pont De Nemours of record in Book 1877, page 262, Register's Office for Davidson County, Tennessee, the said Wilburn L. Foster having since died.

This Conveyance is subject to such as is shown on the Plan of record Book 1424, page 66, Register's Office for Davidson County, Tennessee, and to the Restrictive Covenants of record in Book 1877 page 262, Register's Office for Davidson County, Tennessee.

24631

IDENTIFICATION REFERENCE

MAY 11 2 20 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

05/11 124.10- CHECK

This is unimproved ( ) improved (X) property, known as 1506 (House Number) Berry Street, (Street) Old Hickory, (P. O. Address) Tennessee (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 my hand this 7th day of May, 19 87

Anna Dell Foster

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Dell Foster

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 Old Hickory, Tennessee, this 7th day of May, 19 87.

Notary Public

Commission Expires 1-21-90

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

Anna Dell Foster, a widow

TO

Patrick B. Sanders and wife,

Rachel R. Sanders

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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
			42000.00-	CAMT.
			117.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 124.10-
5758A05/11/87				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

246311

IDENTIFICATION REFERENCE

MAY 11 2 20 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80341