BOOK 7236 PAGE 103 FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Harry B. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 87

Carolyn Delffs
Notary Public Carolyn Delffs

MY COMMISSION EXPIRES March 8, 1989

(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 MORTGAGEE	MAP PARCEL NUMBERS
HARRY B. SANDERS (NAME)	FIRST INVESTMENT COMPANY (NAME)	51-10-0-C-004.00 CO
1523 ROYAL STREET (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 749 (STREET ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (P O ZIP)	COLUMBUS, OH 43216 (CITY) (STATE) (ZIP)	

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, C & T DEVELOPMENT CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY B. SANDERS and wife, CAROLYN C. 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:

A certain condominium unit in Davidson County, Tennessee, being Unit 6 on the Plan of Royal Trace Condominiums a copy of which is of record in Book 6887, page 892, Register's Office for Davidson County, Tennessee, as Exhibit A to the Master Deed of Royal Trace Condominiums of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements appurtenant to said Unit as set forth in the Master Deed of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gaylor E. Cole, Trustee, of record in Book 6859, page.467, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to C & T Development Co., by deed from Gaylor E. Cole, Trustee, of record in Book 7233, page 546, Register's Office for Davidson County, Tennessee.

25764

IDENTIFICATION REFERENCE

MAY 14 11 37 AM '87

REGISTER
DAVIDSON COUNTY, TN.

This is ( ) unimproved (XX) improved property, known as 1523 ROYAL STREET, MADISON, TN 37115
(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 my hand this 4th day of May, 19 87

C & T DEVELOPMENT CO., INC.
By: [signature]

05/14 259.22 CHECK

303

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared C. W. TIDWELL, with whom I am personally acquainted and who upon ~~his oath~~ himself acknowledged ~~himself~~ to be the President of the C & T DEVELOPMENT CO., INC. the within named bargainor, and corporation, and that ~~he~~ as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said C. W. TIDWELL as such President

Witness my hand and official seal at office at GOODLETTSVILLE on this the 4th day of May 19 87

My commission expires March 8, 1989

Carolyn Delffs
Carolyn Delffs 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

89900.00- CAMT.
251.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 258.22-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

25764

IDENTIFICATION REFERENCE

May 14 [illegible] '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81590