BOOK 7240 PAGE 753 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1987.

Notary Public

MY COMMISSION EXPIRES 7/8/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Percell Sherrod et ux (NAME)	Leader Mortgage Company (NAME)	06DA5825
478 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	133-11-0-066.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Cleveland, OHIO 44115 (CITY) (STATE) (ZIP)	

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, Gerald D. Sanders and wife, Glaynelle M. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Percell Sherrod and wife, Sarah E. Sherrod

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. 5 on the plan of Section One Valley View Meadows, of record in Book 3500, page 69, Register's Office for said County.

Said Lot No. 5 fronts 80.00 feet on the Northerly margin of Paragon Mills Road and extends back 132.70 feet on the Northeasterly line and 131.53 feet on the Southwesterly line to a dead line in the rear, measuring 89.08 feet thereon.

Being the same property conveyed to Gerald D. Sanders and wife, Glaynelle M. Sanders by deed from Horace W. Looney and wife, Louise G. Looney of record in Book 6024, page 621, Register's Office for Davidson County, Tennessee.

This conveyence is subject to restrictive convenants of record in Book 3706, page 385, and amended Book 3708, page 162 said Register's Office, and to the matters set forth on the above mentioned plan of record.

2.7.322

IDENTIFICATION REFERENCE

MAY 19 12 11 PM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 478 Paragon Mills Road (House Number) (Street) Nashville, TN 37211 (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 15th day of May, 1987

Gerald D. Sanders

Glaynelle M. Sanders

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Gerald D. Sanders and wife, Claynelle M. Sanders

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of May, 19 87.

NOTARY PUBLIC

My commission expires: 7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Gerald D. Sanders and wife,

Claynelle M. Sanders

TO

Percell Sherrod and wife,

Sarah E. Sherrod

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

66900.00- CAMT.
187.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.82-
8869A05/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.322

IDENTIFI REFERENCE

MAY 19 12 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.83383