3514

BOOK 7244 PAGE 454

3878
550937-0

FORM NO. WD-1

MORTGAGEE:
Fidelity Federal Savings & Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,200.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Jul 17, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Moss Heery	Fidelity Federal Savings & Loan	104-6-115
(NAME)	(NAME)	
3427 Love Circle	401 Union Street	26W-06740
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Richard J. Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Moss Heery and wife, Lee Bruce Heery

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. 93 and the westerly 10 feet of Lot No. 92 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124, said Register's Office.

Said Lot 93 and part of Lot No. 92 front together 70 feet on the northerly side of Love Circle and run back between parallel lines 150 feet to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Richard J. Sanders and wife, Candice E. Sanders by deed from Bart C. Durham, III and wife, Sharon Feeney Durham as of record in Book 6088, page 240, said Register's Office. The said Candice E. Sanders conveyed and quitclaimed to Richard J. Sanders her right, title and interest of record in Book 6769, page 809, said Register' s Office, dated September 25, 1985.

2850

IDENTIFICATION REFERENCE

MAY 21 3 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 3427 Love Circle, Nashville, Tennessee 37212
(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 15th day of May, 19 87

Richard J. Sanders

STATE OF TENNESSEE
Davidson County

BOOK 7244 PAGE 455

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Sanders, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1987.

Notary Public

Commission Expires 11/17/88

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
Richard J. Sanders, unmarried

TO
James Moss Heery and wife, Lee Bruce Heery

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7244 PAGE 456

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
			160200.00- CAMT.	
			448.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 455.06-	
0217A05/21/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28550

IDENTIFI REFERENCE

MAY 21 3 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84706