FILE BOX "7" FILE NO. 21867

BOOK 7318 PAGE 701

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,276.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 87

Notary Public

MY COMMISSION EXPIRES: 3/4/1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE L. SANDERS, SR.	FIRST UNION MORTGAGE CORPORATION	105-14-33
(NAME) P. O. Box 41022	(NAME) P. O. Box 18109	22W-05475
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37204	(STREET ADDRESS) Raleigh, North Carolina 27619	
(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, CRAIG JOHNSON et ux FRANCES GARNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE L. SANDERS, SR., unmarried

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 the easterly 60 feet of Lot No. 94 on Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 60 feet on the southerly side of Glen Avenue, and extends back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to Craig Johnson, et ux Frances Garner by deed from R. Steve Sims et ux Terry G. Sims, of record in Book 6235, page 383, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to THIRD NATIONAL MORTGAGE CORPORATION, of record in Book 5952, page 84, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID MORTGAGE IS NOW WITH FIRST UNION MORTGAGE CORPORATION.

(This is unimproved / XX improved) property, known as 839 Glen Avenue, Nashville, Tennessee 37204
(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 5th day of August, 19 87

CRAIG JOHNSON

FRANCES GARNER

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CRAIG JOHNSON et ux FRANCES GARNER,

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 1987.

_____ Notary Public

Commission Expires 9/11/90

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 _____

5 3 4 0 9

WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

TO

Aug 6 12 52 PM '87

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

8/2/87 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 4 0 9.

IDENTIF. REFERENCE

AUG 6 12 52 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02704