FILE BOX "7" FILE NO. 21866

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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 $ 51,455.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 1987

Notary Public

MY COMMISSION EXPIRES: 9/10/90

(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 LEE SANDERS, SR. et al (NAME)	LEADER FEDERAL SAVINGS AND LOAN (NAME)	
P. O. Box 41022 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 336 (STREET ADDRESS)	105-14
Nashville, TN. 37204 (CITY) (STATE) (P.O ZIP)	Memphis, Tennessee 38101-0336 (CITY) (STATE) (ZIP)	308

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 LEE SANDERS, SR., unmarried, and GAIL S. WILLIAMS, unmarried, as equal tenants in common with right of survivorship,
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. 1 on the Plan of Hostettler Subdivision, as of record in Book 5800, Page 100, Register's Office for said County, to which plan reference is herein made for a more complete and accurate legal description.

BEING the same property conveyed to Craig Johnson and wife, Frances Garner by deed from R. Steve Sims and wife, Terry G. Sims of record in Book 6235, page 380, 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 LEADER FEDERAL SAVINGS AND LOAN, of record in Book 6019, page 921, 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.

This is (unimproved / improved) XX property, known as 837 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, 1987

X Craig Johnson
CRAIG JOHNSON

X Frances Garner
FRANCES GARNER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, 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.

Commission Expires 9/11/90.

Notary Public

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

TO

53428

IDENTIFICATION REFERENCE

Aug 6 1 14 PM '87

CAMPBELL COUNTY TENN

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

51450.69- LAMI.
144.21 CSTAX
.50 PREE
6.00 MORTG
CHECK 150.70-
8741A08/06/87 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 4 2 8

IDENTIFICATION REFERENCE

Aug 6 1 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02723