Dear R. . .

BOOK 7323 PAGE 220

FELIX Z. WALLER, JR., REGISTER
DAVIDSON COUNTY, TN
AUG 12 8 45 AM '87

IDENTIFICATION REFERENCE

55027

Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Albert Sanders, et ux
1904 Overton Street
Old Hickory, TN 37138

MORTGAGEE:
Clyde O. Brooks, et ux

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map & Parcel 53-7-13
Field Book #04D-44840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Nannie May Hunt, Thelma Graves, Marie White, Margaret Ann Whitely, and Willard W. Rader, being all the heirs at law and beneficiaries under the Last Will and Testament of Roy D. Rader,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Albert Sanders and wife, Minnie B. Sanders,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 59, Section E, Village of Old Hickory, as shown on revised plan recorded November 21, 1950 in Book 1911, page 343, in Register's Office for Davidson County, Tennessee, fronting 60.6 feet on Overton Street, containing 0.59 acres, more or less.

Subject to and/or reserving three (3) special easements, one (1) 5 feet wide for water and one (1) 10 feet wide, more or less, for sewer, water, electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing. If special easements are abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the northeast part of Lot No. 59, Section "E", Village of Old Hickory, as shown on the revised plan recorded November 21, 1950, Book 1911, page 343, in Register's Office for Davidson County, Tennessee, fronting 41.0 feet on Overton Street, containing 0.06 acres, more or less:

Subject to and/or reserving one (1) special easement 7.5 feet wide for swere, water electric and/or telephone cable, together will all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement. If special easement is abandoned for the purpose for which the same has been dedicated, all rights, not be reused for a different or dissimilar purpose, all as shown on said recorded plan which is made a part of this descirption by reference thereto.

Being the same property conveyed to Roy D. Rader by virtue of a deed from May Belle H. Rader, as of record in Book 2811, page 466 and Book 2811, page 462, Register's Office for Davidson County, Tennessee, and to the Grantors by the Last Will and Testament of Roy D. Rader as of record in the Probate Clerk's Office for Wilson County, Tennessee.

This is improved property known as 1904 Overton Street, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement for South Central Bell, as of record in Book 4273, page 278, and easements, covenants and conditions as shown on the Plan of record in Plat Book 1911, page 343, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 29th day of July, 1987.

Nannie May Hunt
NANNIE MAY HUNT

Thelma Graves
THELMA GRAVES

Marie White
MARIE WHITE

Margaret Ann Whitely
MARGARET ANN WHITELY

Willard W. Rader
WILLARD W. RADER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nannie May Hunt, Thelma Graves, Marie White, Margaret Ann Whitely, and Willard W. Rader,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 6-13-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $39,000.00.

AFFIANT

Subscribed and sworn before me
this 29th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 6-13-90

State Tax $109.20
Fee $ .50
Recording Fee $ 12.00
Total $121.70
Receipt No. 74138

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By EJ
Deputy

Filed for record Aug 3 1987
at 1:42 O'Clock P M.
Noted in Note Book 24 Page # 180
Recorded in Deed Book #405 Page # 415
of the Register's office for
Wilson County, Tenn.
this 3rd day of Aug 1987
Margie Trice Register
Ed Lemmon D.C. Reg.