BOOK 7357 PAGE 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF September, 87

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO (MORTGAGE COMPANY)	MAP/PARCEL NUMBERS
Charles E. Sanders (NAME)	Atlantic Coast Mortgage Company (NAME)	133-01-0
432 McClellan Avenue (ADDRESS)	3975 University Drive (ADDRESS)	177.00
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	06DA 37537

FOR AND 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, Brenda A. Willis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Sanders and wife, Laura C. Sanders

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:

Being the westerly 60 feet of the easterly 110 feet of an unnumbered lot lying immediately west of Lot No. 15 on the Plan of Radnor Terrace as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda A. Willis, as single person by deed from James L. Tarpley and wife, Helen C. Tarpley of record in Book 5832, Page 292, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Power of Attorney has been previously recorded in Book 7338, page 130, in the Register's Office for Davidson County, Tennessee.

66722

IDENTIFICATION REFERENCE

SEP 21 10 24 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
(X) is improved property, known as 432 McClellan Avenue, Nashville, Tn. 37211
(House Number) (Street) (P.O. Address) (City or Town) (State and 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 my hand this 17th day of September, 87

Brenda A. Willis

Brenda A. Willis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Bloodworth, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Brenda A. Willis as her Attorney in Fact as the free act and deed of the within named J.D. Bloodworth.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of September, 1987.

My Commission Expires:

10/4/87

Notary Public

purposes therein contained by signing the name of the corporation, by the said _____
as such _____, and attesting the same by the said _____
as such _____
Witness my hand and official seal at office at _____ on this the _____
day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Brenda A. Willis

TO

Charles F. Sanders and wife, Laura C. Sanders

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

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

49500.00- CAMT.
138.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.10-
4349A09/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66722

IDENTIFT REFERENCE

SEP 21 10 24 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 17979