MAP AND PARCEL: 5794-34

This Instrument Prepared
From Information Furnished
by the Parties by:
BOLIN AND ASH, Attorneys
U.S. 41 South
Smyrna, Tennessee 37167

NAME AND ADDRESS OF PERSON PAYING TAXES

J. Larry Sanders
13926 Old Hickory Blvd.
Antioch, TN 37013

NAME AND ADDRESS OF NEW OWNERS

J. Larry Sanders and wife, Ellen D. Sanders
13926 Old Hickory Blvd.
Antioch, TN 37013

FOR AND IN CONSIDERATION of the sum of Eight Thousand One Hundred Twenty Six and 24/100 Dollars ($8,126.24), cash in hand paid, receipt of which is hereby acknowledged.

DAVID C. MILLER and wife, DIANE K. MILLER, have bargained and sold and do hereby transfer and convey unto J. LARRY SANDERS and wife, ELLEN D. SANDERS, their heirs and assigns, forever, that certain parcel of real estate situated in Civil District No. 5 of Davidson County, State of Tennessee, and being further described as shown in EXHIBIT A attached hereto and specifically made a part hereof by reference as fully as if copied herein verbatim.

For Property Description see EXHIBIT A.

THIS CONVEYANCE IS MADE SUBJECT to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department and to all zoning and subdivision regulations of the appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said J. Larry Sanders and wife, Ellen D. Sanders, their heirs and assigns, forever.

And, we do covenant with the said J. Larry Sanders and wife, Ellen D. Sanders that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1987 property taxes will be paid by the Grantees.

And, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to J. Larry Sanders and wife, Ellen D. Sanders, their heirs and assigns, against the lawful claims of all persons, whomsoever.

7334

IDENTIFICATION

OCT 9 3 13 PM '87

DAVIDSON COUNTY, TN

Possession of the property herein sold will be given to J. Larry Sanders and wife, Ellen D. Sanders with deed.

WITNESS OUR HANDS, this 20th day of August, 1987.

David C. Miller

Diane K. Miller

STATE OF TENNESSEE

RUTHERFORD COUNTY

Personally appeared before me, Linda B. Miller a Notary Public in and for said County and State, David C. Miller and wife, Diane K. Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness My Hand at office this 20th day of August, 1987.

Notary Public Linda B. Miller

My Commission Expires: 9-23-1991

STATE OF TENNESSEE

RUTHERFORD COUNTY

I hereby swear or affirm that the actual consideration or the fair market value of the property hereby transferred, whichever is greater is $8,126.24.

Affiant

Sworn to and subscribed before me this 20th day of August, 1987.

Notary Public Linda B. Miller

My Commission Expires: 9-23-1991

EXHIBIT A LEGAL DESCRIPTION

Beginning at the common line of Roy Hill property and the herein described Tract 1; thence with said common line North 4 Degrees 21' East, 655 feet to an iron pin; thence North 85 Degrees 39' West, 200 feet to an iron pin; thence with the common line between Tracts 1 and 11, South 4 Degrees 30' West, 641.07 feet to an iron pin in the Northerly margin of Old Hickory Boulevard, thence with said margin, South 82 Degrees 13' East, 119.50 feet to an iron pin, said pin being the beginning of a curve to the right having a radius of 1867.31 feet; thence with said curve in a Southeasterly direction 82.56 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to David C. Miller and wife, Diane K. Miller by deed of record in Deed Book 7340, Page 291, Register's Office of Davidson County, Tennessee

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7376 PAGE 533

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

8126.00 CAMT.
20.60 COTAX
.50 PRFEE
6.00 WDEED
CHECK 23.10-
1894A10/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7334

IDENTIFT REFERENCE

OCT 9 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25369