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Box 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Randall W. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October, 87

Notary Public

MY COMMISSION EXPIRES 7-3-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Randall W. Sanders et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	08DA24449
612 Ries Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr., Ste. 100/210 (STREET ADDRESS)	091-05-0-052.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (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, Harry Daniel Scott, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall W. Sanders and wife, Sherry Lynn 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Section Two Moss-Wood Subdivision, of record in Book 2900, page 123, Register's Office for said County.

Said Lot No. 2 fronts 53.5 feet on the easterly margin of Ries Avenue, formerly known as Ries Street, and extends back 170.0 feet on the southerly line and 166.8 feet on the northerly line to a dead line in the rear, measuring 53.6 feet thereon.

Being the same property conveyed to Alfred Scott and wife, Geneva Scott by deed from D. E. Ryan and wife, Joyce E. Ryan of record in Book 4985, page 243, said Register's Office. Alfred Scott having died July 23, 1978. Geneva Scott having died March 16, 1987 appointing Harry Daniel Scott as executor in File# 79781 as recorded in Probate Office, said County.

This conveyance is made subject to restrictive covenants of record in Book 3157, page 866, said Register's Office and to the matters set forth in the above referenced plan of record.

7.52 IDENTIFICATION REFERENCE

Oct 19 1 13 PM

DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 612 Ries Avenue, (House Number) (Street) Nashville, TN 37209 (P. O. Address) (City or Town)

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 15th day of October, 19 87.

Harry Daniel Scott, Executor

1 C
1 E

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, Harry Daniel Scott, Executor

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of October, 1987.

NOTARY PUBLIC

My commission expires: 7-24-90

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires: _____

WARRANTY DEED

FROM

Harry Daniel Scott, Executor

TO

Randall W. Sanders and wife,

Sherry Lynn Sanders

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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
			40000.00-	CAMT.
			112.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	118.50-
4152A	10/19/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.1.8.

IDENTIFICATION REFERENCE

Oct 19 1 18 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27565