THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255989

Bk 35

MORTGAGEE: Andrew J. Sanford

WARRANTY DEED

BOOK 7394 PAGE 576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gilbert D. Rauschenberg (NAME)	SAME (NAME)	MAP 133-02
3206 Kinross Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 169
Nashville, Tn 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Gilbert D. Rauschenberg and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Andrew J. Sanford and wife, Evelyn M. Sanford

have this day bargained and sold, and do hereby transfer and convey unto the said Gilbert D. Rauschenberg

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plat of Airdrie Subdivision "B" property, of D. C. Buell, as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the easterly side of Kinross Avenue, and runs back between parallel lines, 183 feet to an alley in the rear.

Being the same property conveyed to Andrew J. Sanford and wife, Evelyn M. Sanford by deed from Joseph C. Simmons, a widower, of record in Book 2537, page 255, Register's Office for Davidson County, Tennessee.

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN
Nov 3 11 54 AM '87

IDENTIFICATION REFERENCE

7.9 4 6.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me this the 2nd *day of* November *19* 87

Affiant Gilbert D. Rauschenberg

My commission expires: 3/11/90 *(Affix Seal)*

Notary Public

This is unimproved ( ) improved (X) property, known as 3206 Kinross Avenue, Nashville, Tn 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd *day of* November *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew J. Sanford
Andrew J. Sanford

Evelyn M. Sanford
Evelyn M. Sanford

CK 30.00 11/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Andrew J. Sanford and wife, Evelyn M. Sanford

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* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 2nd *day of* November, *19* 87

Commission expires 3-11-90 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 578

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

56000.00- CAMT.
156.50 CHECK
.50 CASH
6.00 .DED
CHECK 163.50-
9048A11/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.4.6.1.

IDENTIFICATION REFERENCE

Nov 3 11 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32342