FILE BOX "7" FILE NO. 22607

BOOK 7437 PAGE 388 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,560.33

Anita Fraley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 1987

Notary Public

MY COMMISSION EXPIRES: 5-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTONIO JONES	NATIONAL MORTGAGE COMPANY	MAP 83-5
(NAME)	(NAME)	
1405 Franklin Avenue	4041 Knight Arnold Road	PARCEL 350
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37206	Memphis, Tennessee 38118	23W 11400
(CITY) (STATE) (P.O. ZIP)	(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, GEORGE W. SANDERSON and wife, SUSAN K. SANDERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTONIO JONES, unmarried

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 the westerly 41.3 feet front and 10.5 feet rear of Lot No. 45 on the Map of Subdivision of part of the Weakley Homes Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 45 fronts 41.3 feet on the northerly side of Franklin Avenue, and extends back 150 feet, more or less on the easterly lot line, and 154.1 feet, on the westerly lot line, to a rear line measuring 10.5 feet thereon.

BEING the same property conveyed to George W. Sanderson and wife, Susan K. Sanderson by deed from Ron Hartley and wife, Betty Hartley of record in Book 6943, page 101, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to NATIONAL MORTGAGE COMPANY, of record in Book 6943, page 104, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved (X) property, known as 1405 Franklin Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hand s this 22nd day of December, 19 87

George W. Sanderson
GEORGE W. SANDERSON

Susan K. Sanderson
SUSAN K. SANDERSON

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named GEORGE W. SANDERSON and wife, SUSAN K. SANDERSON

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 19 87.

Commission Expires 1-10-89

Janet S. Ellis
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GEORGE W. SANDERSON et ux

TO

ANTONIO JONES, Unmarried

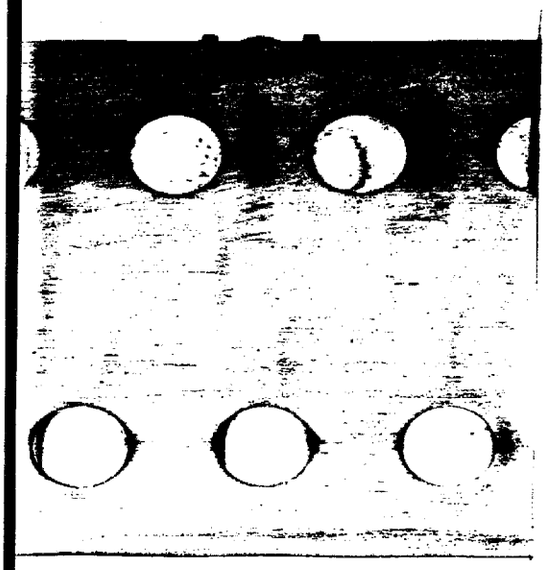
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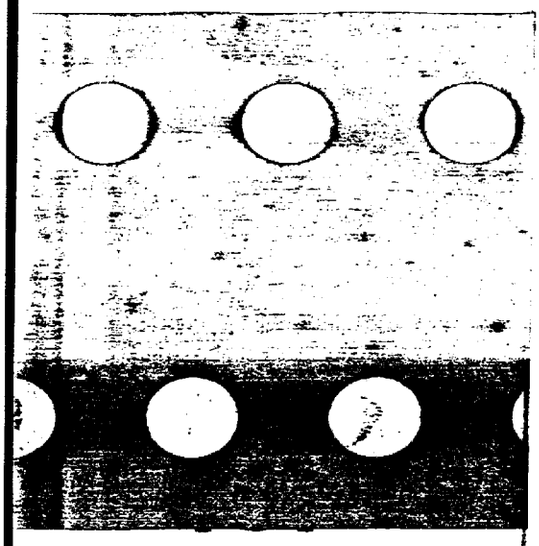
IDENTIFICATION REFERENCE

DEC 29 3 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3949 12/29 0101 03CHECK 162.18





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7437 PAGE 390

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

CAMT	55560.33
CON TX	155.68
PRFEE	0.50
WDEED	6.00
TOTAL	162.18
CHECK	162.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3949

9 3 9 3 6

IDENTIFICATION REFERENCE

DEC 29 3 11 PM '97

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 49030