FILE BOX "7" FILE NO. 22691 BOOK 7452 PAGE 843

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$84,464.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 1988.

Notary Public

MY COMMISSION EXPIRES 9/16/90

(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 (NAME) | VETERANS ADMINISTRATION (NAME) | Map 61-5 |
| 530 Maplewood Drive (STREET ADDRESS OR ROUTE NUMBER) | 110 9th Avenue, South (STREET ADDRESS) | Par 25 |
| Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37203 (CITY) (STATE) (ZIP) | 12-DZ-10581 |

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, JR. 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 part of Lot No. 8 as shown on a copy of a survey showing parts of Lots 7 and 8 on the Plan of D.H. Thompason's Lots, not of record said survey dated May 28,1965, made by William Collier, Parrish Associates, Civil Engineer, described as follows: BEGINNING at an iron stake set in the southerly margin of Maplewood Lane at a point which is 190.7 feet easterly from the point in said margin of said Maplewood Lane which is 25 feet south of the center line of the intersection of Lemont Drive and Maplewood Lane; thence South 6° 02' west along a line parallel to and 15 feet easterly from the easterly line of Lot No. 9 on said survey,a distance of 250 feet to an iron stake; thence south 85° 53' east along a line parallel to Southerly margin of Maplewood Lane, a distance of 85 feet to an iron stake; thence North 6° 02' east 250 feet to an iron stake set in the southerly margin of Maplewood Lane; thence westwardly with said margin of said Lane 85 feet to the point of beginning.

BEING the same property conveyed to George W. Sanderson, Jr. and wife, Susan K. Sanderson by deed from Administrator of Veterans Affairs of record in Book 7353, page 826, 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 VETERANS ADMINISTRATION, of record in Book 7353, page 829, 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.

This is unimproved ( ) improved (X) property, known as 530 Maplewood Drive, Nashville, Tennessee 37216
(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 their hand s this 15th day of January, 1988

X George W Sanderson Jr by Ron F Hartley Atty. in fact
GEORGE W. SANDERSON, JR.

Susan K. Sanderson by Ron F. Hartley Atty. in fact
SUSAN K. SANDERSON

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
JAN 21 '88
43.10

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STATE OF TENNESSEE }
Davidson County }

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

the 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 15th day of January, 1988.

Notary Public

Commission Expires_____

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
9897.2
FROM

IDENTIFI REFERENCE

TO

JAN 20 2 46 PM '88
FILED & RECORDED
DAVIDSON COUNTY, TN

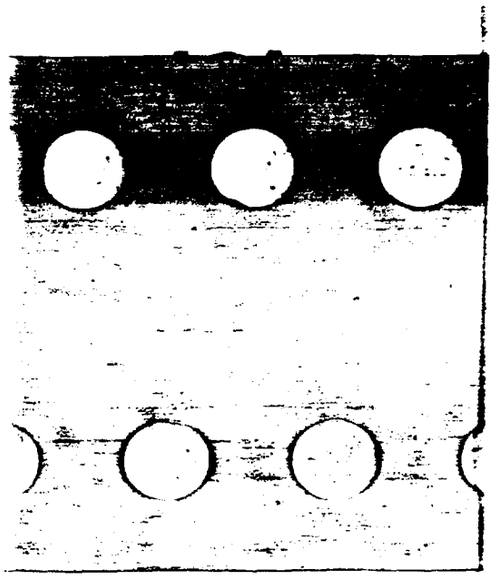
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

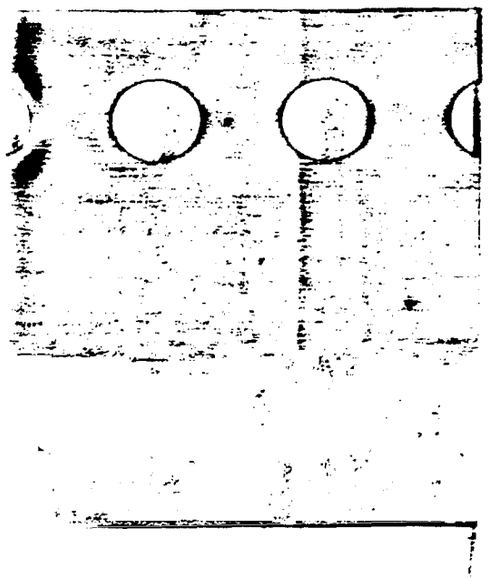
On this the 15th day of January, 1988, before me personally appeared RON F. HARTLEY, to be known to be the person who executed the foregoing instrument in behalf of GEORGE W. SANDERSON, JR., and wife, SUSAN K. SANDERSON, as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said GEORGE W. SANDERSON, JR., and wife, SUSAN K. SANDERSON, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 9/11/90





**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 |
|---|---|---|---|---|

| | |
|---|---|
| DAMT | 84464.38 |
| CON TX | 236.60 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 243.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 243.10

01 14:50 0001 9875

9.8.9.7.2

IDENTIFICATION REFERENCE

JAN 20 2 46 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 54821