23

File No: 8355-2-1388

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8640 04/27 0101 03CHECK 145.38

Address New Owner:	Send Tax Bills To:	Map/Parcel
Kenneth W. Sanders	Same	Map 91-13
420 CROLEY DR.		Par 232
NASHVILLE, TN 37209		8DA-37710

WARRANTY DEED

FOR AND IN CONSIDERATION 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, WILLIAM WADE FORIEST, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said KENNETH W. SANDERS, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "K", on the Map of Croleywood Subdivision, Section 1, as of record in Book 1130, Page 65, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the easterly side of Croley Drive and extends back between lines 164.1 feet on the northerly line and 154.4 feet on the southerly line to a dead line in the rear, measuring 60.5 feet thereon.

Being the same property conveyed to William Wade Foriest by deed from Jack C. Cravens and wife, Deena C. Cravens, of record in Book 7025, Page 804, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 1130, Page 65, said Register's Office; Deed of Trust of record in Book 7025, Page 807, said Register's Office; Restrictive Covenants of record in Book 1358, Page 141, and Book 1509, Page 517, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is understood and agreed that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 7025, Page 807, said Register's Office.

This is improved property known as 420 Croley Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH W. SANDERS, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 26 day of April, 1988.

x William Wade Foriest
WILLIAM WADE FORIEST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $49,558.18.

x Kenneth W. Sanders
AFFIANT

Sworn to and subscribed before me this 26 day of April, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Wade Foriest, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26 day of April, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

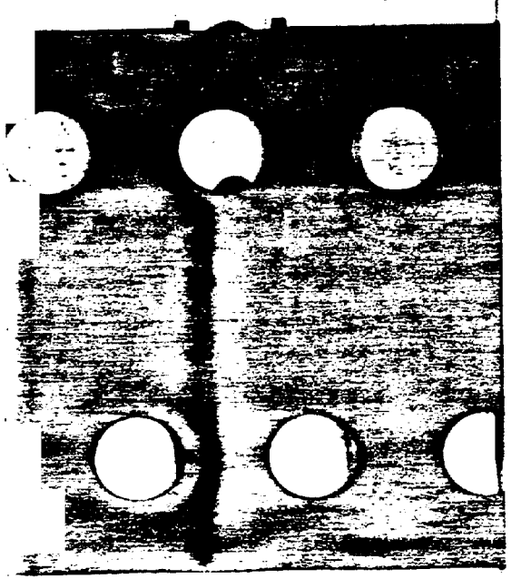
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

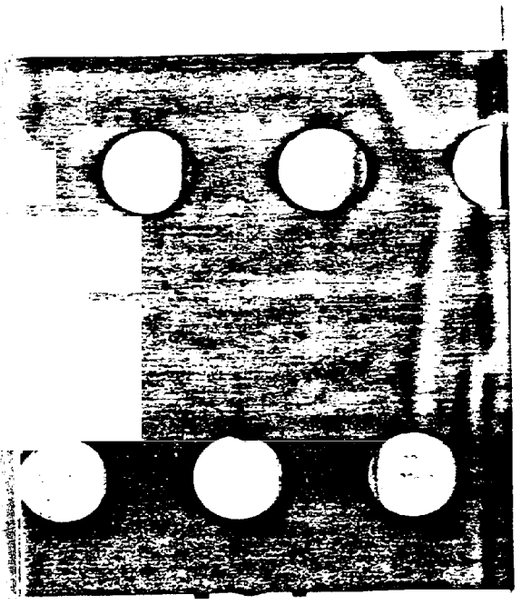
IDENTIFICATION REFERENCE

APR 27 9 42 AM '88

FLOYD E. WILSON II, REGISTER
DAVIDSON COUNTY, TN

24826





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
				CAMT 49558.18
				CON TX 138.88
				PRFEE 0.50
				WDEED 6.00
				TOTAL 145.38
				CHECK 145.38
04/27/88	01	09:44	0001	8640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24826

IDENTIFICATION REFERENCE

APR 27 9 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84720