File 14 Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James E. Sanders	Fidelity Federal Sav & Loan 401 Union Street Nashville, TN. 37219	Map 142-9-D Parcel 13

WARRANTY DEED BOOK 7545 PAGE 112

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hugh Claude Young, Jr. and wife, Betty Jean Young hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Sanders and wife, Patsy B. Sanders hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain condominium apartment in Davidson County, Tennessee, being Unit 967 with carport designated as C-967, on the plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, pages 359 and 360, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Hugh Claude Young, Jr. and wife, Betty Jean Young by deed from Haury & Smith Contractors, Inc. of record in Book 5892, page 733, Register's Office for said County.

THE property herein conveyed is subject to the restrictions, easements, liens and other matters set forth of record in the Master Deed and By-Laws of record in Book 5794, page 526 and Book 5794, page 539, Register's Office for said County.

30846 IDENTIFICATION MAY 16 2 42 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 967 General George Patton Road, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of May, 19 88.

Hugh Claude Young, Jr. Betty Jean Young

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of May, 19 88, before me personally appeared Hugh Claude Young, Jr and wife, Betty Jean Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7545 PAGE 113

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 98,000.00.

Patsy B. Sanders
Affiant

Subscribed and sworn to before me, this the 16th day of May, 19 88.

My Commission Expires: 10/24/88

Notary Public

NOTARY PUBLIC

WARRANTY DEED

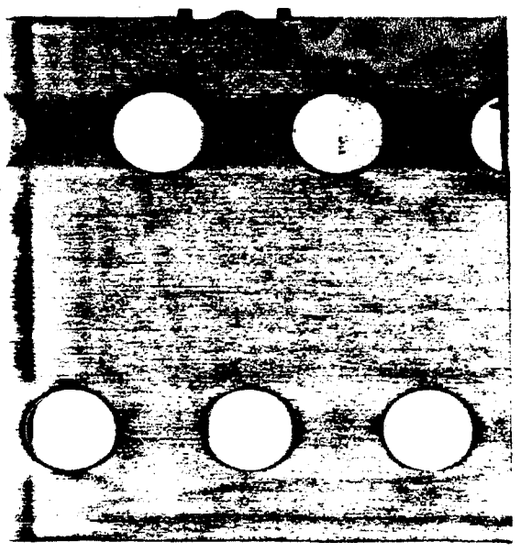
from:
Hugh Claude Young, Jr., et ux
Betty Jean Young

to:
James E. Sanders and wife,
Patsy B. Sanders

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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



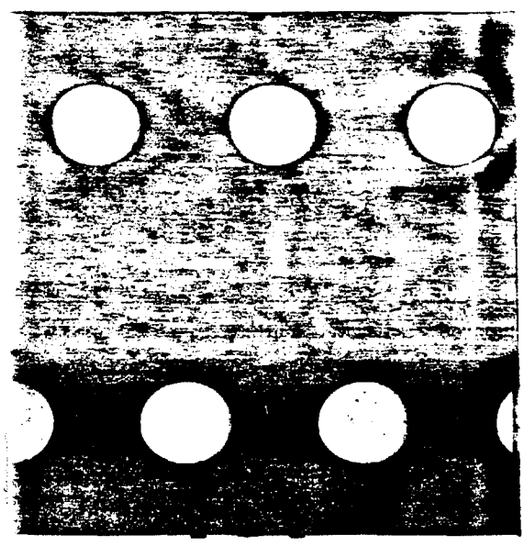
RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 114

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30846

IDENTIFICATION REFERENCE

MAY 16 2 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91723