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Bay 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Hugh Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 88

Carolyn Dillehay
Notary Public

MY COMMISSION EXPIRES: 3/18/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUGH SANDERS	SAME	MAP 12
(NAME) 1995 Baker Road	(NAME)	PARCEL 92
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn 37072	(STREET ADDRESS)	10D51443
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JEFFREY A. STROMATT AND WIFE, CAROL M. STROMATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH SANDERS

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.

A certain tract or parcel of land lying and being in the 10th Civil District of Davidson County, Tennessee. Bounded on the North by Thomas W. Tobitt, on the east by Tract Two, on the south by Baker Road and on the west by Terrell H. Sensing and being more particularly described according to a survey by Johnson & Dillehay Land Surveying, dated May 13, 1988, Job No. 88087, as follows:
BEGINNING on an iron pin (set) located in the north right-of-way of Baker Road, said pin being the southeast corner of Tract One and the southwest corner of Tract Two; thence along said right-of-way 52° 48' 21" West 251.82 feet to an iron pin (found), said pin being the southwest corner of Tract One and the southeast corner of Terrell H. Sensing; thence leaving said right-of-way and with Terrell H. Sensing North 26° 54' 25" East 500 feet to an iron pin (found), said pin being the northwest corner of Tract One and a corner to Thomas W. Tobitt; thence leaving Terrell H. Sensing and with Thomas W. Tobitt South 54° 53' 03" East 241.92 feet to an iron pin set, said pin being the northeast corner of Tract One and the northwest corner of Tract Two; thence leaving Thomas W. Tobitt and with Tract Two south 38° 56' 58" West 180.58 feet to an iron pin (set) in a chain link fence; thence with Tract Two South 50° 49' 18" East 114.65 feet to an iron pin (set); thence with Tract Two South 38° 56' 58" West 316.41 feet to the point of beginning, containing 3.00 acres, more or less.

Being a portion of the same property conveyed to Jeffrey A. Stromatt and wife, Carol M. Stromatt, by deed of record in Book 6544, page 579, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 1995 Baker Road, Goodlettsville, TN 37072
(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 heir 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 covey 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 20th day of May, 19 88

Jeffrey A. Stromatt
JEFFREY A. STROMATT

Carol M. Stromatt
CAROL M. STROMATT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY A. STROMATT AND WIFE, CAROL M. STROMATT

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 20th day of May, 19 88.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

1183 05/26 0101 03CHECK 342.50

WARRANTY DEED

FROM

TO

RETURN TO:

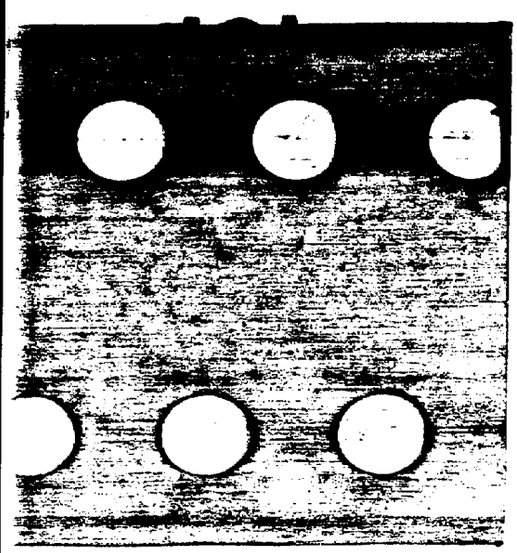
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

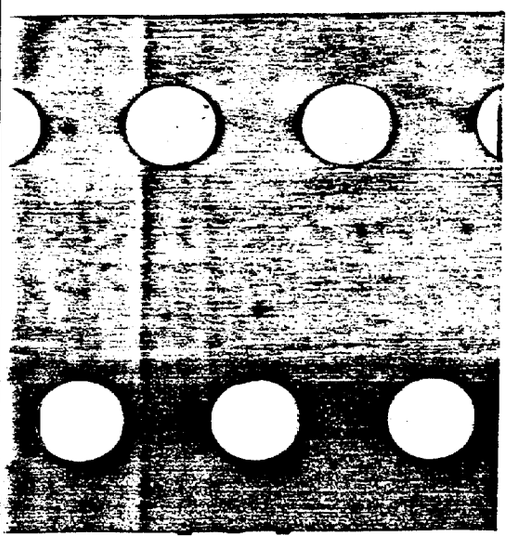
33961.

IDENTIFICATION REFERENCE

May 26 12 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 120000.00
				CON TX 336.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 342.50
				CHECK 342.50
05/26/88	01			12:09 0001 1183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33961.

IDENTIFICATION REFERENCE

MAY 26 12 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95328