Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 20 4 01 PM '88
IDENTIFICATION REFERENCE
4 1 9 4 9

WARRANTY DEED

BOOK 7578 PAGE 25

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Roy Dale Sanders 1101 Shadow Lane Nashville, TN 37206	Sovran Mortgage Corporation 201 East Cary Street Post Office Box 26388 Richmond, VA 23219	084-01-0 151.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DAVID L. RIDINGS, UNMARRIED, does hereby transfer and convey unto ROY DALE SANDERS, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Rose Estates, Section I, as of record in Book 3600, Page 37, amended in Book 3805, Page 360, and in Book 3862, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David L. Ridings by deed from Ola William Mealer and wife, Lola Matilda Mealer of record in Book 5057, Page 330, Register's Office for Davidson County, Tennessee.

7674 06/20 0101 03CHECK 154.90

This is improved real property known as 1101 Shadow Lane, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROY DALE SANDERS, his heirs, successors and assigns forever.

The undersigned covenants with the said ROY DALE SANDERS, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Rose Estates, Section I, as of record in Book 3600, Page 37, amended in Book 3805, Page 360, and in Book 3862, Page 92, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3676, Page 321 and Book 3707, Page 356, Register's Office for Davidson County, Tennessee.

Except as set forth herein, the undersigned does further covenant and bind himself, and his heirs, successors and

assigns to warrant and forever defend the title to said land to the said ROY DALE SANDERS, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 17th day of June, 1988.

David L. Ridings
DAVID L. RIDINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, DAVID L. RIDINGS, UNMARRIED, the within named the within 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 Nashville, Tennessee this 17th day of June, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

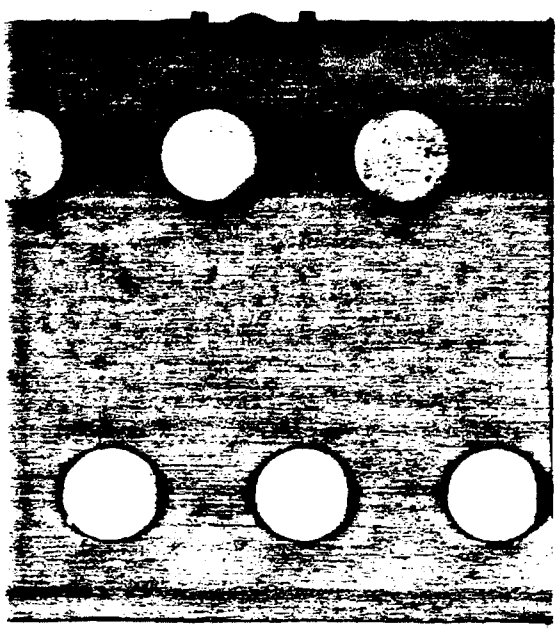
The actual consideration or value for this transfer, whichever is greater, is $53,000.00.

Roy Dale Sanders
AFFIANT

Sworn to and subscribed before me this 17th day of June, 1988.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

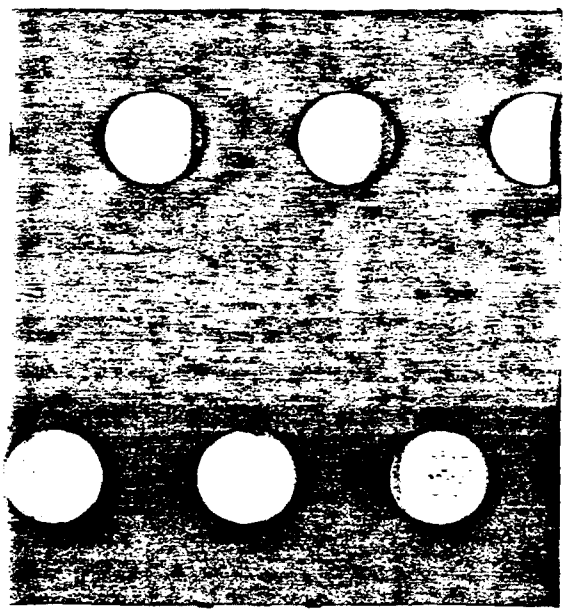
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 53000.00
CON TX 148.40
PRFEE 0.50
WDEED 6.00
TOTAL 154.90
CHECK 154.90

06/20/88 01 16:05 0001 7674



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41949

IDENTIFICATION REFERENCE

JUN 20 4 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104475