PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

# WARRANTY DEED

BOOK 7636 PAGE 641

1144 08/26 0101 03CHECK 204.50

| New Owner: | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Ruble Sanderson<br>and Wife Brenda Sanderson<br>8032 S. Mt Juliet Rd<br>Hermitage, Tn<br>37076 | Ruble Sanderson<br>and Wife Brenda Sanderson<br>8032 S. Mt Juliet Rd<br>Hermitage, Tn<br>37076 | Map No. 118-4<br>Parcel No. 54 |

FOR AND IN CONSIDERATION of the sum of Sixty Thousand Dollars ($60,000), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, DAN T. LEECH and wife SARA LEECH, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto RUBLE SANDERSON and wife BRENDA SANDERSON, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 76 and the southerly 35 feet of Lot No. 75 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.
>
> Said lot and part of said lot adjoin and front together 85 feet on the westerly side of Utopia Avenue and extends back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Dan T. Leech and wife Sara Leech, by deed of record in Book 4711, page 848, Register's Office for Davidson County, Tennessee.

This is (un)improved property known as Utopia Ave., Nashville, Tennessee

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 am 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 our hand this the 26th day of August, 1988.

Dan T. Leech

Sara Leech

6:22511

IDENTIFICATION

AUG 26 11 25 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DAN T. LEECH and wife SARA LEECH, the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the ___ day of August, 1988.

Notary Public

My Commission Expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.

Affiant

Sworn to and subscribed before me on this the 26th day of August, 1988.

Notary Public

My Commission Expires: 7/18/92

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 643

| | | |
|---|---|---|
| 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 60000.00
CON TX 198.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50

08/26/88 01 11:28 0001 1144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6225 I.

IDENTIFICATION REFERENCE

Aug 26 11 25 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 127649