INSTRUMENT PREPARED BY

Box 36

Hall, Hall & Crawford
Attorneys at Law

WARRANTY DEED BOOK 7725 PAGE 685

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-13-0B-044.00 CO	Mr/Mrs James V. Davis	Mr/Mrs James V. Davis 815 Foster Hill Drive Nashville, TN 37215
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	815 Foster Hill Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SAM SANDERS, JR., and wife, DORIS SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES V. DAVIS and wife, ANITA T. DAVIS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ **State of Tennessee, described as follows:**

Being Lot No. 815 on the Plan of Phase One of Abbottsford, as shown on plat of record in Plat Book 6250, pages 419, 420 and 421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, as amended in Book 6771, page 683 and Book 6800, page 164.

Being the same property conveyed to Sam Sanders, Jr., by deed from Abbott Martin Corporation, a Tennessee corporation, as of record in Book 6786, page 42, Register's Office for said County.

This conveyance is made subject to covenants, conditions, restrictions, reservations easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions of record in Book 6478, pages 177 through 187, amended by Book 6530, page 242; Book 6537, pages 303 through 321 and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th **day of** December **, 1988**

Sam Sanders, Jr.

Doris Sanders
Doris Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7725 PAGE 686

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Sam Sanders, Jr., and wife, Doris Sanders

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of December, 19 88.

My commission expires: 3/11/90

Mary Ann Kelley
Notary Public

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 88 MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM
SAM SANDERS, JR., AND WIFE,

TO
JAMES V. DAVIS AND WIFE

To: Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

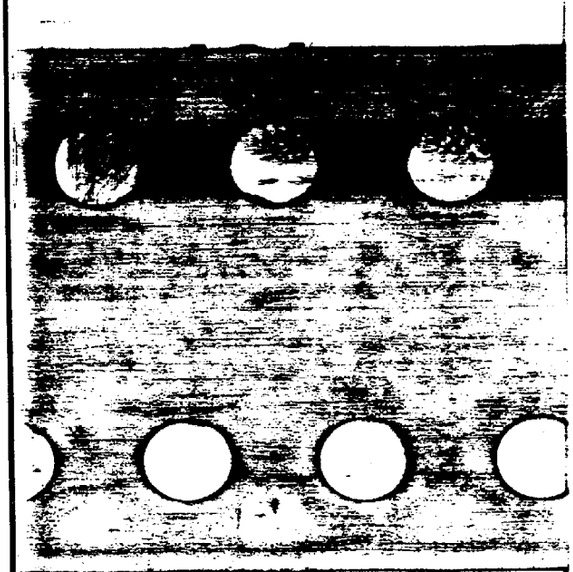
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

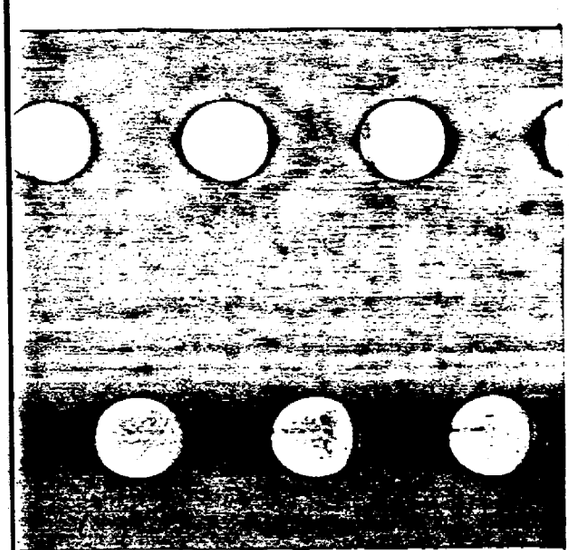
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
DEC 12 3 58 PM '88
5538
12/12 010 CHECK
1491.50





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

RECEIVED OF _____

FOR _____

BOOK 7725 PAGE 687

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 450000.00
CON TX 1485.00
PRFEE 0.50
WDEED 6.00
TOTAL 1491.50
CHECK BANK 1491.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/12/88 01 15:54 0001 6538

9.2 7.3 9.

IDENTIFICATION REFERENCE

DEC 12 3 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162727