BOOK 7759 PAGE 245

FORM NO. WD-1

5424
542491-9
Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Paul R. Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/23/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Saunders (NAME)	Fidelity Federal Savings & Loan (NAME)	136-10-061
356 Clearlake Drive West (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-61006
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Gerrit Van Nederynen and wife, Evelyn D. Van Nederynen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul R. Saunders and wife, Telse G. Saunders

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:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Priest Lake Park, Section 7-B, as of record in Book 5200, page 175, Register's Office for said County.

Said Lot No. 462 fronts 90.0 feet on the westerly margin of Clearklake Drive and runs back 127.0 feet on the southerly line and 164.93 feet on the northerly line to a line in the rear which measures 132.35 feet thereon.

Being the same property conveyed to Gerrit Van Nederynen and wife, Evelyn D. Van Nederynen by deed from Philhall Corporation as of record in Book 5779, page 258, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 5200, page 175, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Clearlake Drive, a sewer easement and a 2.5 X 25 foot anchor easement on the northeast front corner and a 10 foot public utility and drainage easement on the rear line.

Restrictions contained in instrument of record in Book 5456, page 509, said Register's Office.

9620 01/26 0101 03CHECK 480.05

This is unimproved (XX) improved ( ) property, known as 356 Clearlake Drive West, Nashville, Tennessee 37217
(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 heirs 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 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 their hand s this 18th day of January, 19 89

Gerrit Van Nederynen Evelyn D. Van Nederynen Evelyn D. Van Nederynen
By:
Evelyn D. Van Nederynen, Attorney-in-fact Evelyn D. Van Nederynen

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah M. O'Neil, a Notary Public, Evelyn D. Van Nederynen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1989.

Notary Public

My Commission expires: 5/13/89

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Deborah M. O'Neil, a Notary Public, Evelyn D. Van Nederynen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of Gerrit Van Nederynen, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 1989.

Notary Public

My Commission expires: 5/13/89

_____, 19__.

Commission Expires _____

_____ Notary Public

0 4 2 7 3

TENNESSEE REFERENCE

JAN 26 3 07 PM '89

WARRANTY DEED

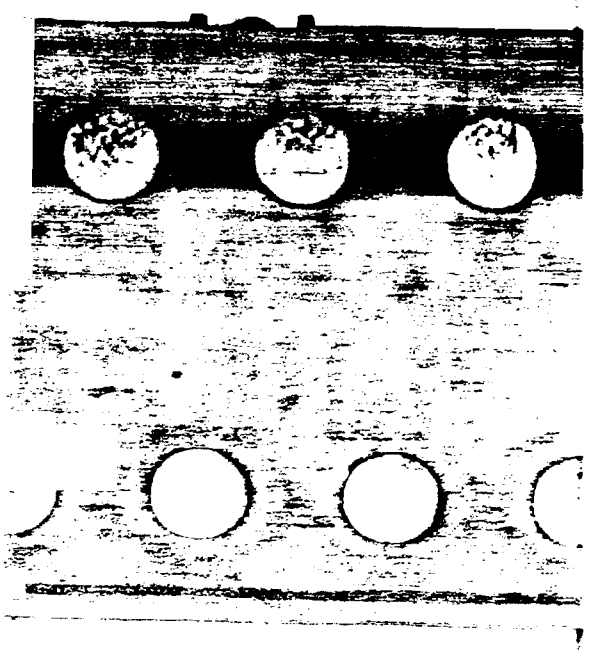
FROM

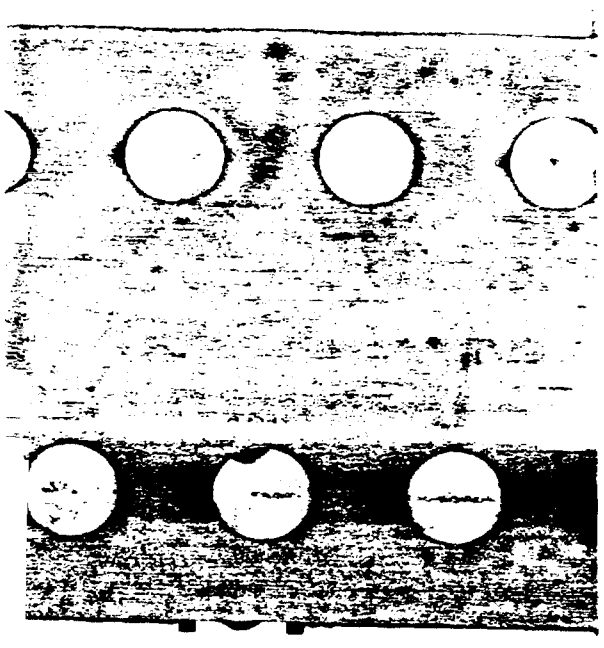
Gerrit Van Nederynen and wife, Evelyn D. Van Nederynen

TO

Paul R. Saunders and wife, Telse G. Saunders

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





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 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
143500.00
CON TX 473.55
PRFEE 0.50
WDEED 6.00
TOTAL 480.05
CHECK 480.05
01/26/99 01 15:11 0001 9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04273

IDENTIFICATION REFERENCE

JAN 26 3 07 PM '89

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

No. 176229