WARRANTY DEED BOOK 7961 PAGE 672

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 65482.37.

Walter R. Dowlen
Affiant

SWORN to and subscribed before me on this the 12 day of October, 1989.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-92

MORTGAGEE:
METROPOLITAN FEDERAL S & L
P. O. Box 995
Nashville, TN 37202-9903

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Walter R. Dowlen	Metropolitan Federal	034-09-0
1292 Cheyenne Boulevard		007.00
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WILLIAM RHEA SANDERS and wife, DELORIS A. RODRIQUEZ-ORTIZ SANDERS,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **WALTER R. DOWLEN and wife, JEANINE C. DOWLEN,** hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot 27 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, more particularly described according to a survey thereof made June 4, 1952, by N. G. Jenkins, Surveyor as follows:

BEGINNING at a point on the Westerly margin of Monticello Drive at the common corner of Lots Nos. 27 and 29; thence in a Westerly direction along the line between said two lots 263 feet to a point; thence in a Southerly direction 176 feet to the Northwest corner of a tract conveyed to William T. Sanders and wife, by Deed of record in Book 1912, Page 495, said Register's Office; thence in an Easterly direction 305 feet to the Westerly margin of Monticello Drive; thence in a Northerly direction along the Westerly margin of Monticello Drive 175½ feet, more or less, to the point of beginning.

BEING the same property conveyed to WILLIAM RHEA SANDERS by instruments of record in Book 5618, Page 773 and Book 5741, Page 911, Register's Office for Davidson County, TN.

The said DELORIS A. RODRIQUEZ-ORTIZ SANDERS joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to thes aid WILLIAM RHEA SANDERS.

A S PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEES ASSUME AND AGREE TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL AMOUNT OF $60,482.27 DATED JANUARY 13, 1989, PAYABLE TO METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION, AND SECURED BY A DEED OF TRUST EXECUTED BY WILLIAM RHEA SANDERS AND WIFE, DELORIS A. SANDERS AND OF RECORD IN BOOK 7756, PAGE 732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1500 Monticello Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 12 day of October, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Rhea Sanders — Deloris A Rodriguez-Ortiz Sanders

WILLIAM RHEA SANDERS — DELORIS A. RODRIQUEZ-ORTIZ SANDERS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM RHEA SANDERS and wife, DELORIS A. RODRIQUEZ-ORTIZ SANDERS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 12 day of October, 1989.

NOTARY PUBLIC AT LARGE

Curtis M Lincoln

NOTARY PUBLIC

My Commission Expires: 8-12-94

6196 10/17 0101 03CHECK 223.15

74406

IDENTIF. TREFERENCE

Oct 17 S 07 AM '89

FELIX Z. "[illegible]" LANDSTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7961 PAGE 674

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 65482.27
CON TX 216.15
PRFEE 1.00
MDEED 6.00
TOTAL 223.15
CHECK 223.15

10/17/89 01 09:10 0001 6196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74406

IDENTIF. TREFERENCE

Oct 17 9 07 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 258351