BOOK 7976 PAGE 806

FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Anderson Sanders (NAME)	Atlantic Coast Mortgage Company (NAME)	15DA 6520
3209 Coney Street (ADDRESS)	12700 Fair Lakes Circle (ADDRESS)	72-2-4
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	

FOR AND 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, Aggie Miller and ~~wife~~ Cecil Miller, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd Anderson Sanders and wife, Alice Sanders

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 the easterly 126 feet of Lot No. 80 on the Map of Maynor Place as of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 80 fronts 60 feet on the westerly side of Coney Street, and runs back 126 feet to a dead line, measuring 60 feet, more or less, thereon.

Being the same property conveyed to Aggie Miller and Cecil Miller, as joint tenants with right of survivorship, by deed from Margaret G. Denson, single, of record in Book 6760, page 668, Register's Office for Davidson County, Tennessee.

79421

IDENTIF. TREFERENCE

Nov 6 9 15 AM '89

FELIX [illegible]
DAVIDSON COUNTY TN.

1264 11/06 0101 03CHECK 158.80

unimproved ( )
This is improved (X) property, known as 3209 Coney Street, Nashville, Tennessee 37206
(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 our hands this 31st day of October, 19 89

Aggie Miller

Cecil Miller by Aggie Miller, Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aggie Miller and wife, Cecil Miller

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of October, 19 89

Commission expires 5-20-92

Joyce B. Dunford
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 1989, before me personally appeared AGGIE MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CECIL MILLER and acknowledged that she executed the same as the free act and deed of the said CECIL MILLER.

Witness my hand and Official seal at Madison, Tennessee, this October 31st, 1989.

Joyce B. Dunford
NOTARY PUBLIC

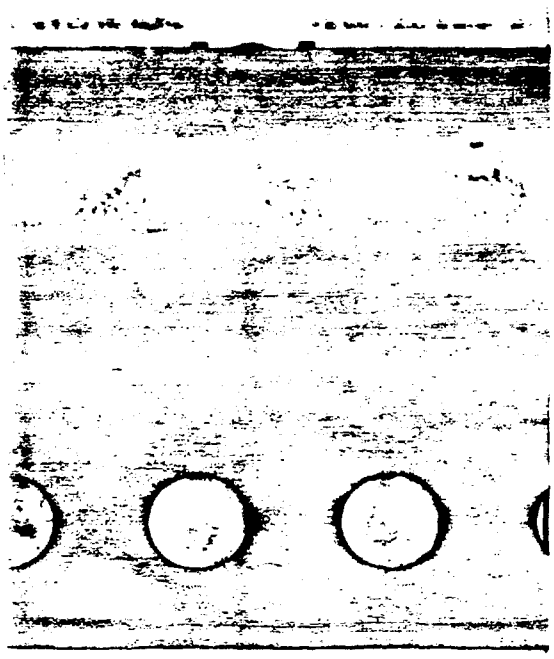
My commission expires 5-20-92

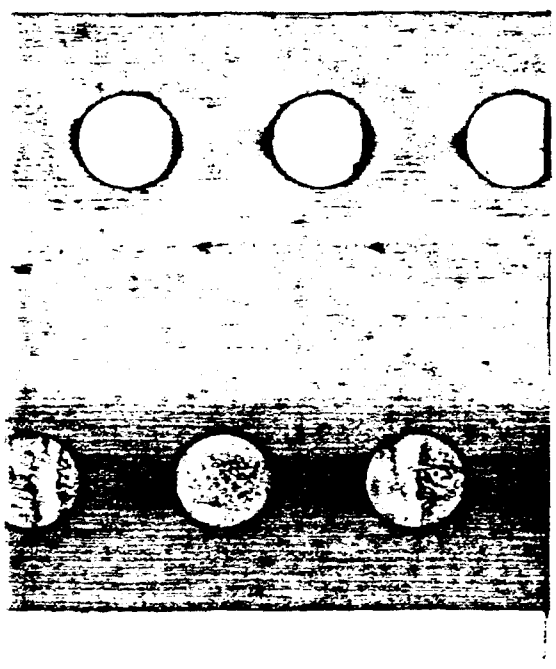
WARRANTY DEED

FROM
Aggie Miller and wife, Cecil Miller

TO
Floyd Anderson Sanders and wife, Alice Sanders

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





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 46000.00
CDN TX 151.80
PRFEE 1.00
WDEED 6.00
TOTAL 158.80
CHECK 158.80
11/06/89 01 09:15 0001 1264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79421

IDENTIF. REFERENCE

Nov 6 9 15 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 264144