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D-1215-B

BOOK 8136 PAGE 854

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 90

Notary Public

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Sanders (NAME)	Fidelity Federal Savings & Loan (NAME)	117-4-5
1720 Sweetbriar Avenue (ADDRESS)	401 Union Street (ADDRESS)	24W 12230
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Heirs at law of and Ruth J. Gallagher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark D. Sanders and wife, Cynthia S. 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 east one-half of Lot No. 240 on the map of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County.

Said part of said lot fronts 50 feet on the north side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Robert C. Gallagher and wife, Ruth J. Gallagher with life estate to Joseph S. Gallagher, Mrs. Leonard Pogue, and Mrs. Grover Greene by deed from Samuel B. Hays and wife Fridericka P. Hays of record in Book 2083, page 73, said Register's Office, and by deed from Mary C. Gallagher of record in Book 4008, page 775, said Register's Office.

Robert C. Gallagher, Ruth J. Gallagher and Mary C. Gallagher having since died, subject property is now vested in the heirs at law of Ruth J. Gallagher, as surviving tenant by the entirety.

The above property is conveyed subject to the restrictions of record in Book 452, page 137, said Register's Office.

This is not the place of residence of any of the within named Grantors or their spouses.

unimproved ( )
This is improved (X) property, known as 1720 Sweetbriar Avenue, Nashville, Tennessee 37212
(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 hand S this 19th day of June, 19 90

Robin Gallagher Shaw
Heirs at law of
Ruth J. Gallagher

J. Michael Gallagher
Charles R. Gallagher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heirs at law of and Ruth J. Gallagher
Being Robin Gallagher Shaw, J. Michael Gallagher, and Charles R. Gallagher

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 Brentwood, Tennessee, this 19th day of June, 90.

Commission expires 1/23/93

Judy S. Bell
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

35996

RECEIVED FOR REFERENCE

JUN 22 8 22 AM '90

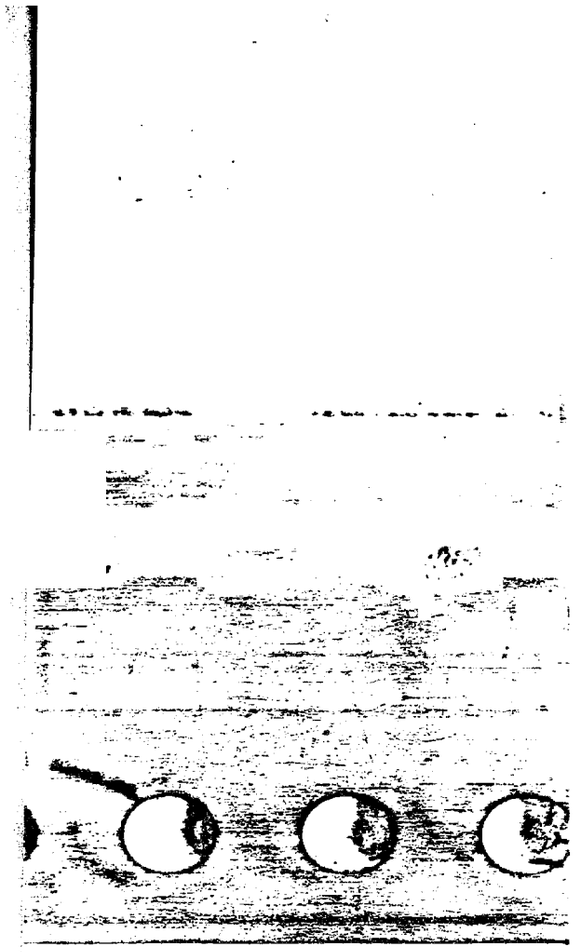
WARRANTY DEED

FROM
Heirs at law of and Ruth J. Gallagher

TO
Mark D. Sanders and wife, Cynthia S. Sanders

RETURN TO:
William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

2867 06/22 0101 03CHECK 399.70



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	119000.00
			CON TX	392.70
			PRFEE	1.00
			WDEED	6.00
			TOTAL	399.70
			CHECK	399.70
06/22/90		01	08:22 0001	2869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35996

IDENTIFICATION REFERENCE

JUN 22 8 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 330492