BOOK 8140 PAGE 261

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 62,500.00

Robert L. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 90

Notary Public

MY COMMISSION EXPIRES: 5-2-92
(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 |
|---|---|---|
| Robert L. Sanders (NAME) | Provident Mortgage Corporation (NAME) | 10D 51388 |
| 2864 Ivy Point Road (ADDRESS) | 325 Plus Park Blvd.,Suite 205 (ADDRESS) | 10-66 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (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, Jesse A. Grubbs and wife, Peggy S. Grubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Sanders and wife, Edith D. 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:

A certain tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated September 11, 1984, by F. E. Head, Surveyor, No. 656, as follows, to-wit:

Beginning at a point in a gulley, same being at the easterly end of a small bridge, the easterly margin of Ivy Point Road, a corner with other land of Douglas Spencer, the southwest corner of this property; thence with the line of said Spencer as follows: N 48 degrees 45' E 178 feet to an iron pin in gulley; thence leaving gulley N 71 degrees E 305 feet to an iron pin; thence N 67 degrees 15' E 340 feet to an iron pin in fence line of Walter Knight; thence with line of said Knight and Willie Mae Field as follows: N 8 degrees 45' E 28 feet to a ash tree near the south bank of a branch; thence N 5 degrees 30' E 520 feet to an iron pin, a corner with Douglas Spencer; thence with line of said Spencer as follows: S 59 degrees W 192 feet to a point at the southerly edge of a road; thence along southerly edge of road as follows: S 44 degrees W 98 feet, S 50 degrees W 54 feet, S 35 degrees W 29 feet, S 20 degrees 45' W 182 feet, S 35 degrees 15' W 81 feet, S 42 degrees 30' W 50 feet, S 61 degrees 45' W 104 feet, S 61 degrees W 58 feet, S 46 degrees 30' W 90 feet, S 46 degrees W 100 feet and S 61 degrees W 206 feet to an iron pin in the easterly margin of afore Ivey Point Road; thence with margin of said Road, S 48 degrees E 118 feet to the beginning, containing 4.97 acres, more or less.

Being the same property conveyed to Jesse A. Grubbs and wife, Peggy S. Grubbs, by deed from Samuel L. Spencer and wife, Sophia K. Spencer, and Douglas T.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2864 Ivy Point Road, Goodlettsville, Tennessee 37072
(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 22nd day of June, 19 90

Jesse A. Grubbs

Peggy S. Grubbs

LEGAL DESCRIPTION CONTINUATION

Spencer and wife, Judy Spencer, of record in Book 6429, page 340, Register's Office for Davidson County, Tennessee.

Robert J Sanders

Edith M. Sanders

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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 Jesse A. Grubbs and wife, Peggy S. Grubbs

the bargainor, 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 Madison, Tennessee, this 22nd day of June 19 90.

Commission expires 2-6-92

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

37326

REGISTER'S OFFICE
JUN 27 12 52 PM '90



WARRANTY DEED

FROM

Jesse A. Grubbs and wife, Peggy S. Grubbs

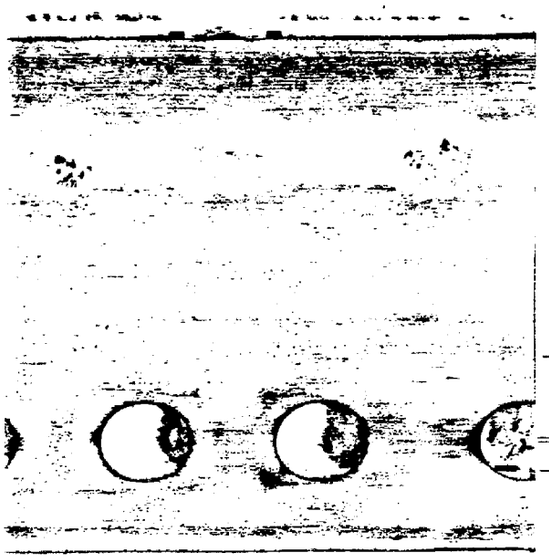
TO

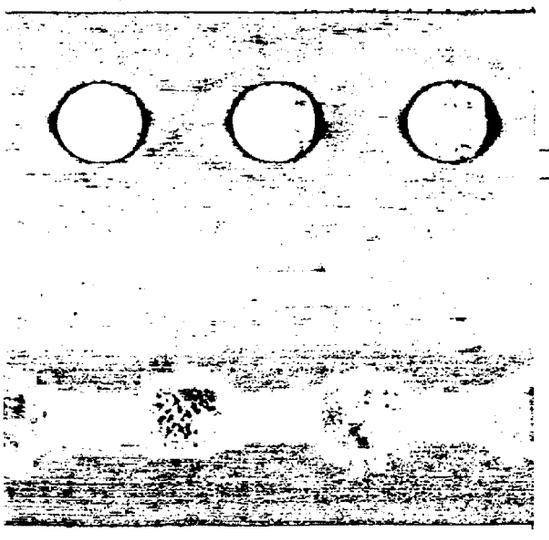
Robert L. Sanders and wife, Edith D. Sanders

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

4505 06/27 0101 03CHECK 216.





**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 62500.00
CON TX 206.25
PRFEE 1.00
MDEED 9.00
TOTAL 216.25
CHECK 216.25

06/27/90 01 12:52 0001 4505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37328

IDENTIFICATION REFERENCE

JUN 27 12 52 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 332109