THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116

Mail

WARRANTY DEED

BOOK 8184 PAGE 143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Sanford, etux (NAME)	SAME AS NEW OWNERS (NAME)	43-11-11
1041 Jefferson Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11-10
Madison, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, RICKY L. BLAYLOCK and wife, RUBY J. BLAYLOCK

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT L. SANFORD and wife, ERIKA A. SANFORD

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 117 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:
BEGINNING on the westerly margin of McArthur Drive, at a point 656.41 feet north of the northerly margin of Dupont Avenue, being the corner of Lots Nos. 116 and 117; thence with the line between said lots, westwardly 150 feet to the common corner of Lots Nos. 116 and 117, 162 and 163; thence with the line between said Lots Nos. 117 and 162, northwardly 50 feet to the southwest corner of Lot No. 118; thence with the line between said Lots Nos. 117 and 118, eastwardly 150 feet to the westerly margin of said McArthur Drive; thence with the westerly margin of said McArthur Drive, southwardly 50 feet to the beginning.

TRACT II:

Being Lot NO. 116 of an unrecorded plan of Tract 13, of Anderson Estates, as of record in Book 1130, page 37, and said Lot No. 116 of said unrecorded plan, being described as follows:
BEGINNING at an iron pin on the westerly margin of McArthur Drive, 297.67 feet from a monument on the southwest corner of McArthur and Roosevelt Avenue; thence westwardly with the line between Lots 116 and 117, 150 feet to a point of the common corners of Lots Nos. 116, 117, 162 and 163; thence southwardly 50 feet to a point in the east margin of Lot 163; thence eastwardly 150 feet with the line between Lots 116 and 115, to a point in the westerly margin of McArthur Drive; thence northwardly along said margin 50 feet to the point of beginning.

CONTINUED ON REVERSE SIDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,000.00

Subscribed and sworn to before me this the 24th *day of* August, 1990

My commission expires: 12-5-91

(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved ( ) property, known as 216 McArthur Drive, Madison, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, 1990 State & County taxes, prorated between the parties and assumed in full by Grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 24th *day of* August, 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ricky L. Blaylock
RICKY L. BLAYLOCK

X Ruby J. Blaylock
RUBY J. BLAYLOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ricky L. Blaylock and wife, Ruby J. Blaylock

the within named 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 Madison, *Tennessee, this* 24th *day of* August, 19 90

Notary Public

Commission expires 12-15-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public, of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

DESCRIPTION CONTINUED
Being the same property conveyed to Ricky L. Blaylock and wife, Ruby J. Blaylock by quitclaim deed from Ricky L. Blaylock of record in Book 7723, page 846, Register's Office, Davidson County, Tennessee.

53061

IDENTIFICATION REFERENCE

AUG 29 9 11 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

4248 08/29 0101 03CHECK 53.20

WARRANTY DEED

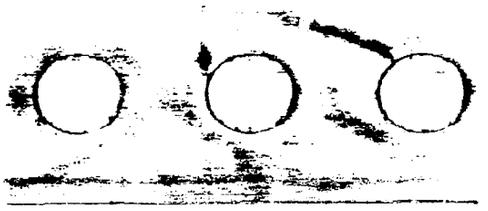
G70756

FROM
Ricky L. Blaylock, etux

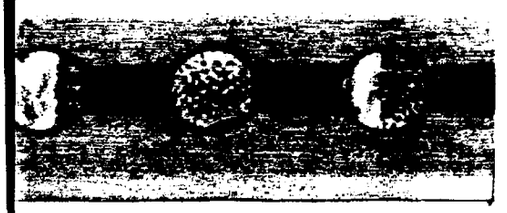
TO
Robert L. Sanford, etux

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8184 PAGE 145

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 14000.00
CON TX 46.20
PRFEE 1.00
MDEED 6.00
TOTAL 53.20
CHECK 53.20

08/29/90 01 09:13 0001 4248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53061L

IDENTIFICATION REFERENCE

Aug 29 9 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350630