16 RR

WARRANTY DEED

FILED

FROM: TYREE B. HARRIS, IV AND
KATHRYN B. SANDERS

TO: HOWARD WILLIAM HERNDON

BOOK 8189 PAGE 440

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard William Herndon	Same	130-7-58
(NAME)	(NAME)	FIELD BOOK NUMBER
4305 Iroquois Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,500.

Kathryn B. Sanders by Thomas C. Corts, atty in fact
Affiant

Subscribed and sworn to before me this the 31st day of August, 1990.

My commission expires: 10-9-91
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by HOWARD WILLIAM HERNDON, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, TYREE B. HARRIS, IV AND KATHRYN B. SANDERS, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, HOWARD WILLIAM HERNDON, his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 100 feet of the westerly 200 feet of Lot No. 178 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Pages 102 and 103, Register's Office for said County, and also being known as Lot 178B on an unrecorded Revised Resubdivision of said Plan and described according to a survey made by Hal R. Swann, Jr., dated March 24, 1971, as follows:

Said part of said lot fronts 100 feet on the easterly side of Iroquois Place and runs back between lines 226 feet on the easterly line and 230.6 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Tyree B. Harris, IV and wife, Kathryn B. Harris, by deed of record in Book 4975, Page 652, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1990 Davidson County and Belle Meade City taxes, which have been prorated as of the date of closing.

2. Easement for sanitary sewer of record in Book 5787, Page 396, Register's Office for Davidson County, Tennessee.

3. All matters of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said HOWARD WILLIAM HERNDON, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said HOWARD WILLIAM HERNDON, his heirs and assigns, against the lawful claims of all persons whomsoever. GEORGE BENTON SANDERS, JR., husband of KATHRYN B. SANDERS, joins herein to quitclaim and convey all of his right, title and interest in and to the property. KATHRYN B. HARRIS and KATHRYN B. SANDERS are one and the same person. GEORGE B. SANDERS, JR. and GEORGE BENTON SANDERS, JR. are one and the same person.

DATED as of this the 31st day of August, 1990.

Tyree B. Harris IV
TYREE B. HARRIS, IV

Kathryn B Sanders
KATHRYN B. SANDERS

BY: Thomas C. Corts, attorney in fact
Thomas C. Corts, her Attorney-in Fact

George Benton Sanders Jr.
GEORGE BENTON SANDERS, JR.

BY: Thomas C. Corts, attorney-in-fact
Thomas C. Corts, his Attorney-in-Fact

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IDENTIFICATION

SEP 5 11 16 AM '90

FILED FOR RECORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TYREE B. HARRIS, IV, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-9-91.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

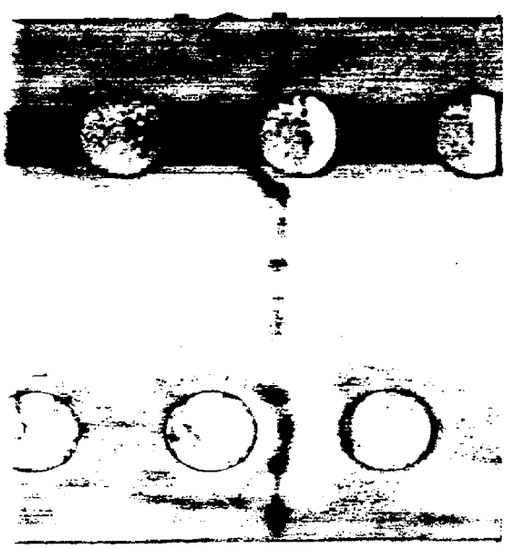
6105 09/05 0101 03CHECK 477.25

Personally appeared before me, THOMAS C. CORTS, attorney-in-fact for KATHRYN B. SANDERS AND GEORGE BENTON SANDERS, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the attorney-in-fact of the makers or a constituent of the makers and is authorized by the makers or by their constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-9-91.



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	142500.00
CON TX	470.25
PRFEE	1.00
MDEED	6.00
TOTAL	477.25
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [redacted]CK	477.25

09/05/90 01 11:17 0001 6105

5493.1

IDENTIF REFERENCE

SEP 5 11 16 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 352792

[redacted]