Lot 22

BOOK 8211 PAGE 762

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Reuben H. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 90

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

RE-RECORD BOOK 8241 PAGE 910

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Reuben H. Sanders (NAME)	TENNESSEE HOUSING DEVELOPMENT AGENCY	72-5-96
3009 Keeling Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o VALLEY (NAME) FIDELITY BANK & P. O. Box 1991 TRUST CO. (STREET ADDRESS)	15DA-06035
Nashville, TN 37216 (CITY) (STATE) (P.O.ZIP)	Knoxville, TN 37901 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Charley B. Hogans a/k/a Charlie B. Horner and wife, Koran D. Hogans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reuben H. Sanders, Unmarried

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:

RS

LAND in Davidson County, Tennessee, being Part of Lot No. 51, on the Plan of Casper Zopfi's Place, not of record, and being more particularly described according to a survey made by Southern Land & Associates, Inc., dated August 10, 1977 and a survey made by John B. Kohl, III, dated October 4, 1990, as follows:

SAID Part of Lot No. 51 fronts 50.0 feet on the easterly margin of Keeling Avenue and extends back between parallel lines, 150.0 feet to a dead line.

BEING the same property conveyed to Charley B. Hogans a/k/a Charlie B. Horner and wife, Koran D. Hogans, by Quitclaim Deed from Elaine Horner, of record in Book 6786, page 448, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Diann Koran Hogans and Koran D. Hogans are one in the same person.

RE-RECORD 7 4 2 8 6

IDENTIF. REFERENCE

NOV 21 11 42 AM '90

DAVIDSON COUNTY TN.

7865 10/05 0101 03CHECK 167.05

7851 11/21 0101 03CHECK 6.00

This is improved ( ) unimproved (XX) property, know as 3009 Keeling Avenue, Nashville, TN 37216
(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 convenant 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 their hands this 4th day of October, 19 90

Charley B. Hogans
Charley B. Hogans
a/k/a Charlie B. Horner

Koran D. Hogans
Koran D. Hogans

RE-RECORD BOOK 8241 PAGE 911 BOOK 8211 PAGE 763

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charley B. Hogans a/k/a Charlie B. Horner and wife, Koran D. Hogans

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 04TH day of OCTOBER, 1990

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM
Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
CHARLEY B. HOGANS a/k/a
CHARLIE B. HORNER and wife,
KORAN D. HOGANS

TO
REUBEN H. SANDERS, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

62985

IDENTIF. REFERENCE

OCT 5 1 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.