FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,300.00

Edward L Sanders
Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward L. Sanders (NAME)	Tennessee Housing Development (NAME)	49-16-0-A 30CO
739 Willow Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	700 Landmark Cntr-401 Church St. (STREET ADDRESS)	12D 87871
Whites Creek, TN 37189 (CITY) (STATE) (P.O. 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, P & C Building & Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Sanders and wife, Alfrida Y. 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:

Being Lot No. 59 on the Plan of Willow Trace Subdivision, Phase Two, of record in Book 7900, page 46, as amended in Book 8179, page 461, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to P & C Building & Development Corporation, a Tennessee corporation, by deed from Michael T. Bates, Trustee, of record in Book 7788, page 472, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7777, page 162, as amended in Book 7777, page 180, and in Book 7843, page 791, and in Book 8023, page 692, said Register's Office.

Subject to Charter of Willow Trace Homeowners Association of record in Book 7762, page 74, said Register's Office.

INCLUDED IN THIS CONVEYANCE IS AN EASEMENT across a portion of Lot 58 for the encroachment onto Lot 58 of the residence on Lot 59, which easement is .5' in width, running parallel to and along the easterly side line of Lot 58 a distance of approximately 73' from the southeasterly corner of Lot 58.

unimproved ( ) This is improved (XX) property, known as 739 Willow Trace Drive, Whites Creek, TN 37189
(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 my hand this 19th day of December, 19 90

P & C Building & Development Corporation
By:
David A. Clark, President

STATE OF TENNESSEE
COUNTY OF

BOOK 8264 PAGE 46

Personally appeared before me, ________________________, a Notary Public in and for said County and State, the within named ________________________

____

the bargainor ________, with whom I am personally acquainted, and who acknowledged that ________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________________, Tennessee, this ________ day of ________________ 19 ________

Commission expires ________________ ________________ Notary Public

---

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David A. Clark

xxx ________________ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President

xxx ________________ respectively of the P & C Building & Development Corporation

the within named bargainor, and corporation, and that (he) as such President

xxx ________________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by David A. Clark

as such President

xxxxx

Witness my hand and official seal at office at Whites Creek, Tennessee on this the 19th day of December 19 90

My commission expires ________________ Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

P & C Building & Development

TO

Edward L. Sanders and wife, Alfrida Y. Sanders

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

901828

IDENTIF. REFERENCE

DEC 27 8 46 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

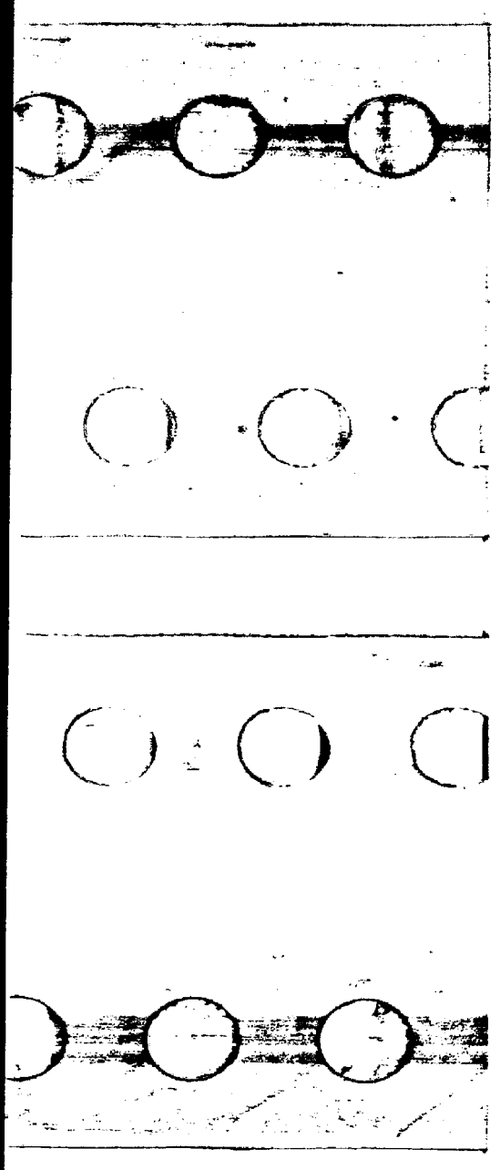
2066 12/27 0101 03CHECK 205.99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 47

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 60300.00
				CON TX 198.99
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.99
				CHECK 205.99
			12/27/90 01	08:46 0001 2066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81828

IDENTIF. TREFERENCE

DEC 27 8 46 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384451