NEW PURCHASER
SEND TAX BILLS TO:
Everett W Sanders Jr.
177 Hills Tolbert Rd.
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP 25 PARCEL 40

WARRANTY DEED

BOOK 8293 PAGE 587

FOR AND IN CONSIDERATION of the sum of TWENTY-SEVEN THOUSAND ($27,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, RUSSELL O. MOORE, have this day bargained and sold and by these presents do hereby transfer and convey unto EVERETT WAYNE SANDERS, JR. AND CAROL E. SANDERS, as tenants in common, their heirs and assigns, WITH THE RIGHT OF SURVIVORSHIP, the following described tract or parcel of land, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, located on a private road, sometimes referred to as the left fork of Dry Creek, about 1 mile west of Old Dickerson Road, sometimes known as a part of the Lucy Beasley Estate, more specifically described in a survey of C. J. Carney, dated July 23, 1957, as follows:

BEGINNING at a point in the center of a private road, sometimes called Dry Creek Road, a corner to Alex Wilson Heughan; thence with the line of Heughan, South 1 degree 30 minutes West 494 feet to an iron pin in the line of Watson; thence with a fence row in the line of Watson, North 86 degrees West 335.8 feet to an iron pin; thence North 4 degrees East with a fence row 297 feet to an iron pin; thence continuing with said fence row, North 247.6 feet to an iron pin; thence North 30 degrees East 231 feet to a point; thence North 18 degrees 30 minutes East 97.4 feet to an iron pin; thence North 262 feet with the easterly line of a private road for ingress and egress to the Richard's property and crossing said road, sometimes referred to as Dry Creek Road at a culvert to a point; thence North 23 degrees 30 minutes East 64.4 feet to an iron pin; thence North 40 degrees eastwardly 79.2 feet to an iron pin; thence South 85 degrees 98.7 feet to the point of beginning and containing 7.16 acres, more or less.

Being the same property conveyed to Russell O. Moore, by Warranty Deed from Lucy Beasley Moore, a widow, dated June 21, 1984, and of record in Book 6321, Page 839, in the Register's Office of Davidson County, Tennessee.

ALSO CONVEYED HEREIN is an easement for perpetual duration over the property of Lucy Beasley Moore for the purpose of obtaining water

from and running and maintaining a water line from the spring specified in GRANT OF EASEMENT of record in Book 6597, Page 660, in the Register's Office of Davidson County, Tennessee, from Lucy Beasley Moore to Russell O. Moore and wife, Patricia F. Moore, to which Grant of Easement reference is hereby made for a more complete description of same.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said EVERETT WAYNE SANDERS, JR. AND CAROL E. SANDERS, as tenants in common, their heirs and assigns, WITH THE RIGHT OF SURVIVORSHIP, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, restrictions and limitations of record, and the 1991 real estate taxes which are to be pro-rated and payment assumed by GRANTEES.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said EVERETT WAYNE SANDERS, JR. AND CAROL E. SANDERS, as tenants in common, their heirs and assigns, WITH THE RIGHT OF SURVIVORSHIP, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

AND I, PATRICIA FAYE MOORE, wife of the said RUSSELL O. MOORE, for the above consideration, do hereby join in this conveyance and by these presents do hereby transfer and convey unto EVERETT WAYNE SANDERS, JR. AND CAROL E. SANDERS, as tenants in common, their heirs and assigns, WITH THE RIGHT OF SURVIVORSHIP, all estate, right, title, interest and claim which I

may have in and to the above described tract or parcel of land and Grant of Easement of record in Book 6597, Page 660, RODCT, by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION: Thirty (30) days from date of deed.

WITNESS our hands this 14 day of February, 1991.

93127

IDENTIF. REFERENCE

FEB 15 12 38 PM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

Russell O. Moore
RUSSELL O. MOORE

Patricia Faye Moore
PATRICIA FAYE MOORE

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUSSELL O. MOORE AND WIFE, PATRICIA FAYE MOORE, the bargainors with whom I am personally acquainted (or proved to me their identity 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 Gallatin, Tennessee, this the 14 day of February, 1991.

Helen Carman
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: January 31, 1993

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $27,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Russell O Moore
AFFIANT

SWORN TO and subscribed before me,

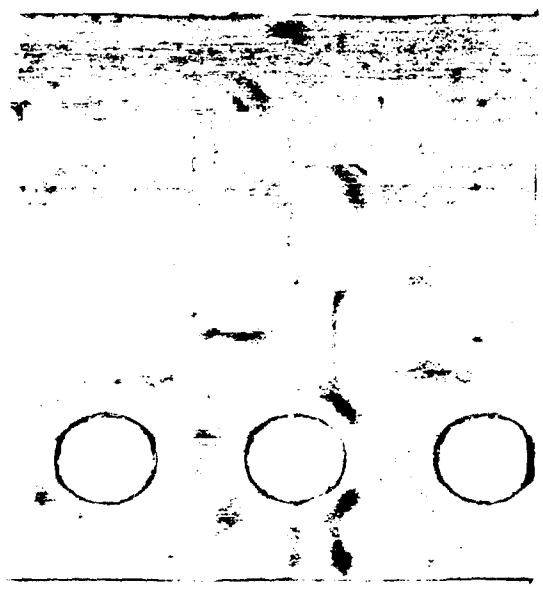
this the 14 day of February, 1991.

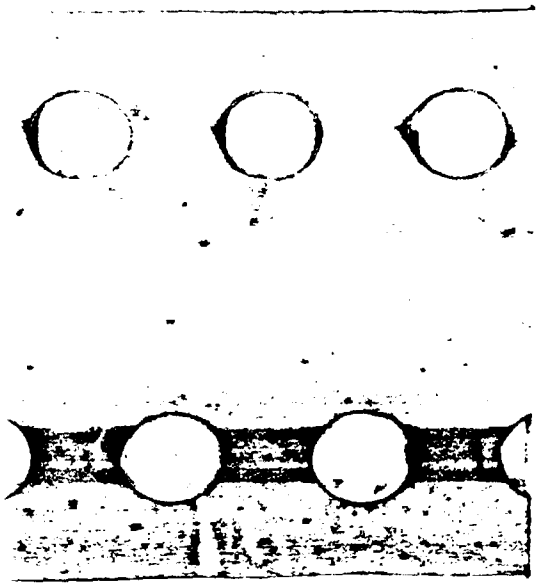
Helen Carman
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: January 31, 1993

MTG 02/15 0101 RECD

99.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8293 PAGE 590

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 27000.00
CON TX 89.10
PRFEE 1.00
MDEED 9.00
TOTAL 99.10
CHECK 99.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/91 01 12:35 0001 7190

93127

IDENTIF. REFERENCE

FEB 15 12 38 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397487