FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 1991.

Notary Public

MY COMMISSION EXPIRES Sept. 25, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Ronald E. Sanders (NAME)	same/none (NAME)	Map 119-14
1115 Amberwood Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 247
Nashville, TN 37221-1343 (CITY) (STATE) (P O ZIP)	(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, Sam B. Sanders, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Sanders

all Grantors rights, title and interest in and to

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

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of William Lee's Subdivision of the Roth property as of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 60 feet on the westerly side of Wingate Avenue and runs back between parallel lines 160 feet to a dead line in the rear on which it measures 60 feet thereon.

Being the same property conveyed to S.B. Sanders and wife, Jean S. Sanders and to Sam D. Sanders and wife, Doris M. Sanders of record in Book 4812, page 909, said Register's Office. S.B. Sanders and Jean S. Sanders having conveyed their interest in said property to Ronald Eugene Sanders, Sr. by deed of record in Book 6369, page 359, said Register's Office. Sam D. Sanders and Doris M. Sanders having been divorced by order of the Probate Court of Davidson County, Tennessee, Docket No. 87D-2916 which vested Sam D. Sanders with all right, title and interest of Doris M. Sanders in subject property.

This conveyance is subject to the rights of the Metropolitan Government in said property pursuant to tax sale.

2465 06/10 0101 03CHECK 15.25

This is unimproved ( ) improved (X) property, known as _____ (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 hand this 12 day of Feb., 1991

Sam B. Sanders Jr.

Sam B. Sanders, Jr.

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee
County of Davidson

I personally appeared before me, the undersigned, a Notary Public of said county, Sam B. Sanders, Jr.

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 12 day of February, 1991.

Patti Grant Ladd
NOTARY PUBLIC

My Commission Expires May 23, 1994

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as.

WITNESS my hand and seal, at office in, this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Sam B. Sanders, Jr.

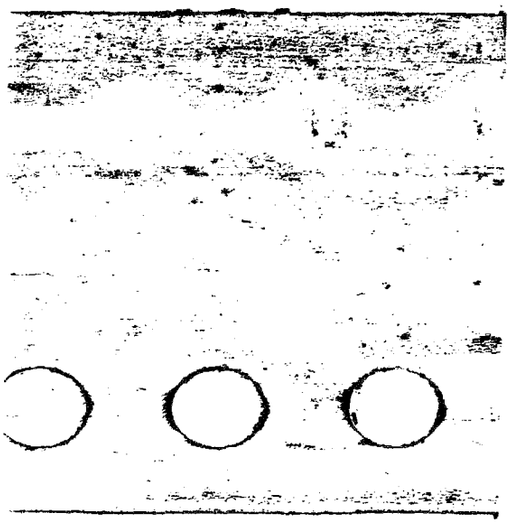
TO

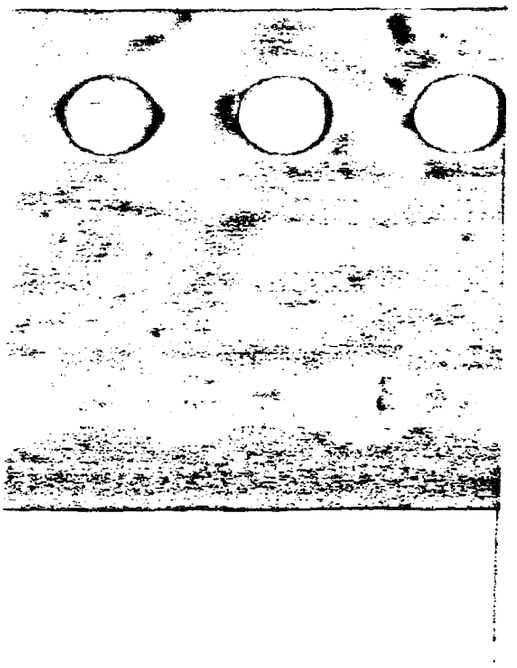
Ronald E. Sanders

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

JUN 10 2 20 PM '91

2104





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	2500.00
CON TX	8.25
PRFEE	1.00
WDEED	6.00
TOTAL	15.25
CHECK	15.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/91 01 14:20 0001 2465

21041

TENNESSEE REFERENCE

JUN 10 2 20 PM '91

No. 429524