GENERAL WARRANTY DEED

BOOK 8438 PAGE 730

FROM: Antoinette W. Carden, Grantor

TO: Joseph D. Sanders et ux Nora Ann Sanders, Grantees

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

Address New Owner(s)	Mortgagee	Map Parcel Number(s)
Joseph D. Sanders et ux Nora Ann Sanders 2306 Ridgeland Drive Nashville, TN 37214	None	Map 73-11 Parcel 30 Field Bk.3DZ49178

Send Tax Bills to: Owner

FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($47,500.00) Dollars, which sum has been paid in cash by the Grantees, hereinafter named, and the receipt of which is hereby acknowledged, Antoinette W. Carden ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Joseph D. Sanders et ux Nora Ann Sanders ("Grantees"), their heirs and assigns, a one-half undivided interest in the real property hereinafter described and the Grantor further transfers and conveys as a gift to the aforesaid Grantees the remaining one-half undivided interest in that certain parcel of land situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 384 on the Map of Section V, Sunset View, as of record in Book 2854, page 20, Register's Office for said County. Said Lot No. 384 fronts 90 feet on the north side of Ridgeland Drive, and runs back 520 feet on the west line and 512 feet on the east line to a dead line in the rear on which it measures 197.5 feet. The foregoing legal description is the same as that contained in the previous deed of record which is referenced below.

Being the same property conveyed to C.W. Carden and wife Antoinette W. Carden by deed from Wilma C. Varner of record in Book 3342 page 595 R.O.D.C., the said C.W. Carden having since died.

This is improved property also known as 2306 Ridgeland Drive, Nashville, TN 37214.

This conveyance is subject to any recorded Declaration of Protective Covenants, Conditions, or Restrictions, and any easements or Plat affecting said property which are of record in said Register's Office. The information contained in this instrument was provided to the preparer by the parties.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her successors and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

9th **IN WITNESS WHEREOF** the Grantor has executed this Deed on this day of September, 1991.

Antoinette W. Carden
Antoinette W. Carden

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, JANICE M. CHENG, a Notary Public in and for said County and State, the within named Antoinette W. Carden, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1991.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $95.000.00.

Joseph D. Sanders
AFFIANT

Sworn to and subscribed before me this 9th day of September, 1991.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

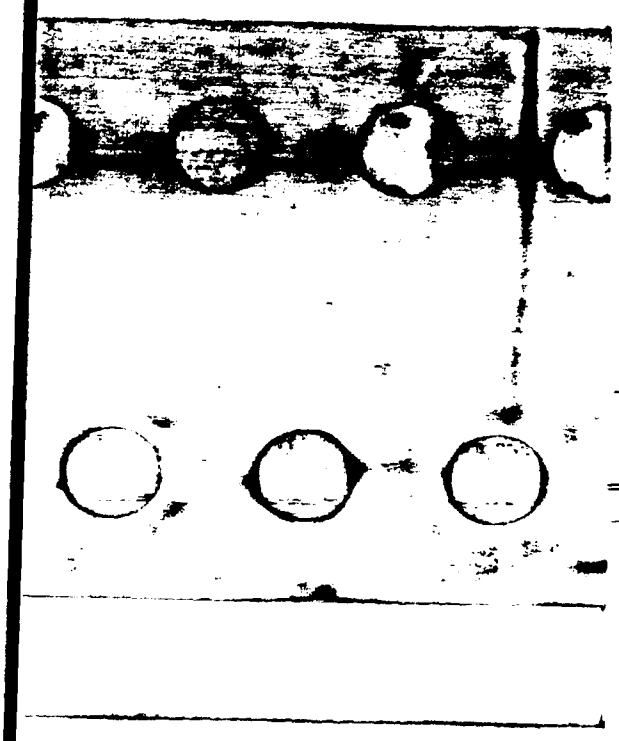
45393

IDENTIFICATION REFERENCE

SEP 9 3 03 PM '91

FELIX Z WHITE JR REGISTER DAVIDSON COUNTY TN

9072 09/09 0101 03CHECK 358.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

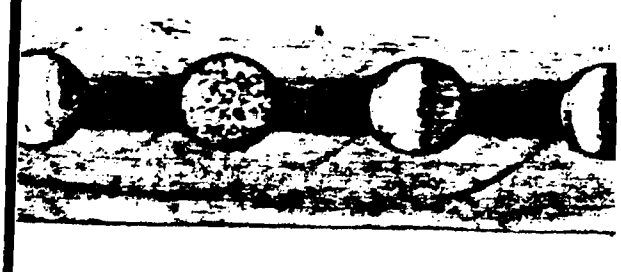
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	358.50
			CHECK	358.50

09/09/91 01 15:05 0001 907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.5393.

IDENTIFICATION REFERENCE

SEP 9 3 03 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 457337