WARRANTY DEED 150:097

FROM: SCOTT SAUNDERS

TO: LEON SMITH

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Mildred Rosser & Leon Smith 2325 Whites Creek Pike Nashville, TN 37207	Same	Map 70-04 Parcel 84

This Instrument Prepared By: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Mary Lea Levine
AFFIANT

Sworn to and subscribed before me, this 5th of May, 1993.

Irina R. Scarlett
Notary Public

My commission expires: 9-25-93

FOR AND IN CONSIDERATION of the sum of Ten Thousand ($10,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

I, SCOTT SAUNDERS, have bargained and sold, and by these presents do transfer and convey all of my one-half (1/2) undivided interest unto the said

LEON SMITH, and his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the map showing Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

SAID lot No. 4 fronts 100 feet on the Northerly side of White's Creek Pike and runs back between lines, 300 feet on the westerly line, and 295.5 feet on the easterly line, along the Westerly margin of Manila Street, to an alley in the rear, measuring 72.9 feet thereon.

BEING the same property conveyed to George Sanders and wife, Laura Sanders, by deed from Merl R. Eppse and wife, Ruth D. Eppse, and Augustus Washington, of record in Book 2752, page 3, Register's Office for Davidson County, Tennessee. George Sanders and George Saunders were one and the same person; Laura Sanders, Laura Saunders, and Laura Scott Saunders were one and the same person. The said George Saunders having predeceased his wife, and the said Laura Saunders having since died, leaving Scott Saunders and Mildred Rosser as her sole surviving issue. Her third child, Reginald Saunders, Sr., predeceased his mother, Laura Saunders, leaving one child, Reginald Saunders, Jr., who has since died, leaving no issue. The said Laura Scott Saunders devised the above described property to Scott Saunders and Mildred Rosser by her Last Will and Testament, filed November 23, 1992 in the Office of the Probate Court of Davidson County, Tennessee. Title to said property having passed to Scott Saunders and Mildred Rosser, by Affidavit of Inheritance of Real Property of record in Book 8995, page 951, Register's Office for Davidson County, Tennessee.

This is improved property, known as:
2401 Whites Creek Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LEON SMITH, and his heirs and assigns, forever.

And I, SCOTT SAUNDERS, do covenant with the said LEON SMITH that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the grantee herein.

And I, SCOTT SAUNDERS do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said LEON SMITH, and his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of May, 1993.

Scott Saunders

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT SAUNDERS, 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 purposes therein contained.

Witness my hand and official seal at ~~Nashville,~~ Tennessee, this 29 day of May, 1993.

Notary Public

My Commission Expires: 4/15/97

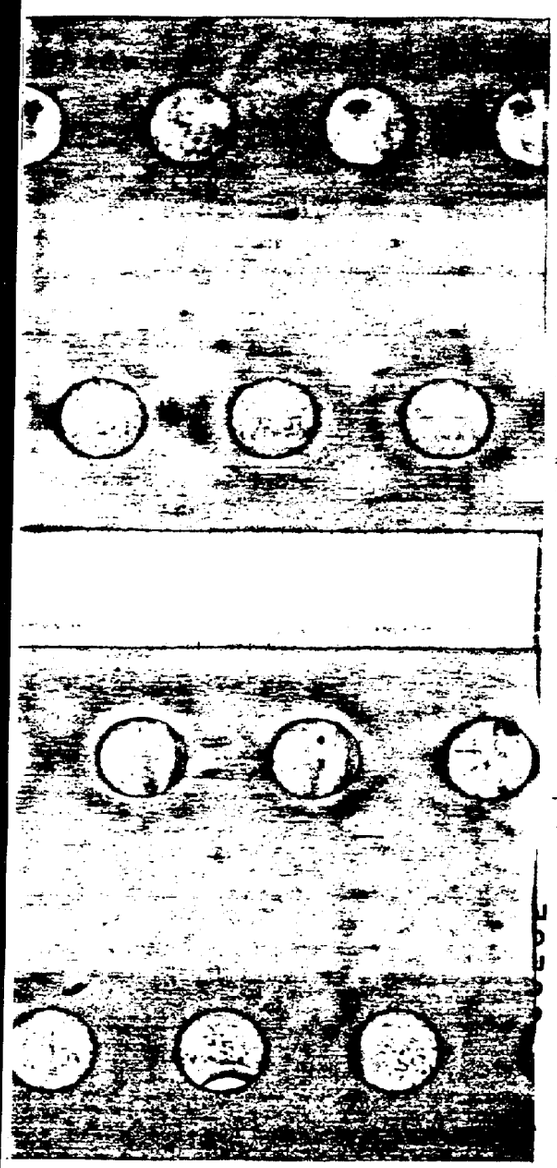
33252
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

148:191

2951 06/28 0101 03CHECK 46.00



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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 956

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
			06/28/93 01	15:22 0001 2951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 35252

93 JUN 28 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668154