56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

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THIS INDENTURE, made and entered into as of the **11th** day of **November, 1993** by and between

Robert D. Sanders and Margaret L. Sanders, Husband and Wife ,

hereinafter referred to as Grantor, and

Lynn G. Mahan and Lynne M. Mahan, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 9 on the plan of Lealand Manor, Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Allen M. Steele and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2084, page 462, Register's Office for said County, being the corner of lots Nos. 8 and 9, thence with the line between said two lots, and with said Steele's easterly line, south 27 deg. 39' west 948.9 feet to the northerly margin of the property conveyed to John H. Cheek, Jr. and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1807, page 457, said Register's Office; thence with same, south 51 deg. 30' east 103.1 feet; thence south 60 deg. 26' east 29.9 feet to the corner of lots Nos. 9 and 10; thence with the line between said two lots north 35 deg. east 929.5 feet to the southerly margin of Overton Lea Road; thence with same, westwardly 253.44 feet to the beginning, containing 4.145 acres, more or less.

Being the same property conveyed to Robert D. Sanders and wife, Margaret L. Sanders by deed from Crawford W. Adams and wife, Barbara A. Adams of record in Book 5104, page 685, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

85479
IDENTIFICATION REFERENCE

93 NOV 15 AM 9:5[illegible]
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Robert D. Sanders

Margaret L. Sanders

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert D. Sanders and Margaret L. Sanders, Husband and Wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **November, 1993.**

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

8106 11/15 0101 03CHECK 989.50

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$265,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

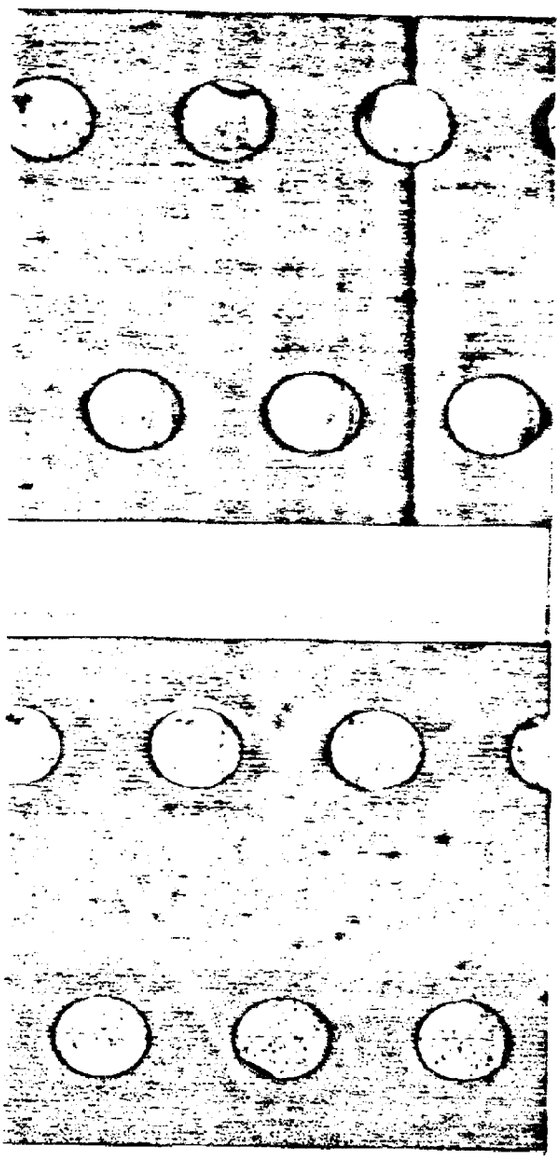
Affiant

Subscribed and sworn to before me this **11th** day of **November, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Southeastern 565 Marriott Drive, Ste. 250 Nashville, TN 37214	993 Overton Lea Road Nashville, TN 37220 MAP PARCEL NUMBER 146-5-1



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
265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50
11/15/93 01 09148 0001 8106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85479
IDENTIFICATION REFERENCE

93 NOV 15 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 721892