Box 50B
SS

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9206 PAGE 711

ADDRESS NEW OWNER:
Roy Q. Sanders and Charles E. Bailey
1210 Cedar Lane
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 118-1
GROUP
PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Julie M. Ramey, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roy Q. Sanders and Charles E. Bailey, as tenants in common with the right of survivorship, 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. 115 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Julie M. Ramey, an unmarried person by deed from Michael J. Walker and wife, Elaine S. Walker dated of record in Book 7260, page 737, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Cedar Lane, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes which have been paid.
2. Plan of record in Book 332, page 10, Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Q. Sanders and Charles E. Bailey, an unmarried person , an unmarried person, their heirs and assigns, forever; and I, Julie M. Ramey, an unmarried person, do covenant with the said Grantees 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 unless otherwise herein set out; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 1993.

Julie M. Ramey

Julie M. Ramey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julie M. Ramey, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of December, 1993.

Mary Libby Chance

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,000.00.

Janice H. Hodson

AFFIANT

Subscribed and sworn to before me this 30th day of December, 1993.

Mary Libby Chance

NOTARY PUBLIC

My Commission Expires: 5-24-97

02972

IDENTIF. & REFER

94 JAN -3 AM 10:55

FELIX A. DAVIS REGISTER
DAVIDSON COUNTY, TN.

486.30 XCHECK 01/03 0101 0308 01/03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9206 PAGE 713

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				129000.00
				CON TX 477.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 486.30
				CHECK 486.30
* 01/03/94		01		10:55 0001 4708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 JAN -3 AM 10:55
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER
IDENTIF. & REFERENCE
02972

No. 740745