4-3721

BOOK 9245 PAGE 918

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 7th day of February 19 94

My commission expires: 12/8/96 (Affix Seal)

Affiant: Kimberly Joy Sanders

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Kimberly Joy Sanders			NEW OWNER		
4113 Gallatin, Road					
Nashville, TN STREET ADDRESS			STREET ADDRESS		
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO.	61-11 126				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, William H. Emery and wife, Maxine Emery

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kimberly Joy Sanders

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 1 on the Plan of Resubdivision of Lot 5 of I. C. McMahan Subdivision of Maplewood of record in Plat Book 5210 at page 371 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Emery and wife, Maxine Emery by deed recorded in Book 6669 at page 564, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTEES AND/OR GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE. ALL PARTIES HEREIN ARE ADVISED TO SEEK LEGAL COUNSEL AS TO THE RAMIFACTIONS OF THIS INSTRUMENT.

16458
IDENTIF. ↑ REFERENCE

94 FEB -9 AM 10:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4138 02/09 0101 03CHECK 490.00

THIS IS IMPROVED PROPERTY KNOWN AS 4113 Gallatin, Road, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand S this 7th day of February, 19 94

411-34-3392
William H. Emery
William H. Emery

272366 8S
Maxine Emery
Maxine Emery

State of Tennessee
County of Sumner

BOOK 9245 PAGE 919

On this 7th day of February, 19 94, before me personally appeared William H. Emery and wife, Maxine Emery to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/ 8/96

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

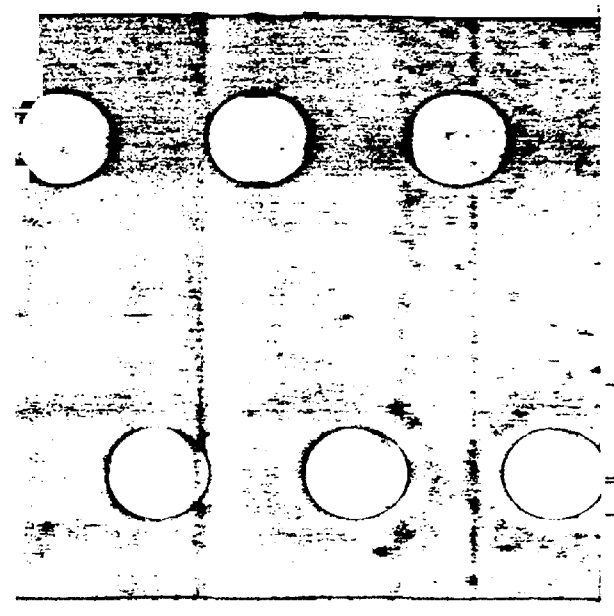
Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

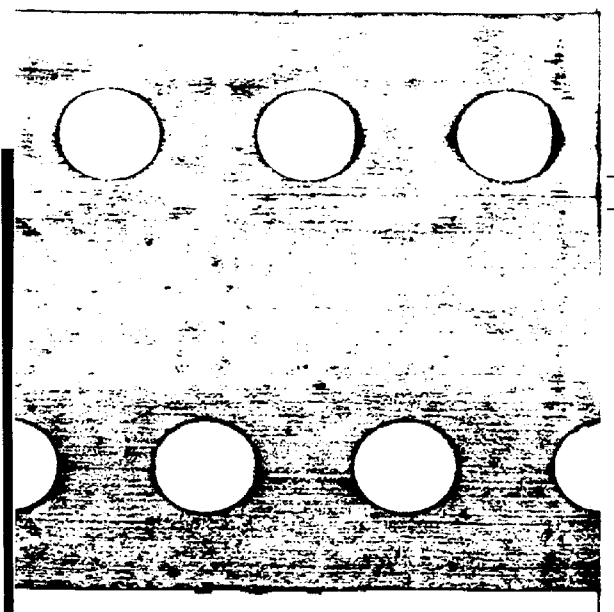
RECEIVED OF _____

FOR _____

BOOK 9245 PAGE 920

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/94 01 10:19 0001 4130

16458
IDENTIF. ↑ REFERENCE

94 FEB -9 AM 10: 20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 754890