BOOK 9249 PAGE 526

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Robert L. Sanford
1041 Dogwood Dr
Madison Tn 37115

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
52-01-137 p/o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES WALTON GARRETT, JR., HENRY CHADWELL GARRETT, THOMAS CUNNINGHAM GARRETT, BETTY G. WOODARD, ANNE L. RITTENBERRY, and NANCY G. BATEY, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to ROBERT L. SANFORD and ERIKA A. SANFORD, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of GARRETT SUBDIVISION, a plat of which is of record in Plat Book 7900, Page 658, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a detailed description of said lot.
>
> Being part of the same property conveyed to James Walton Garrett and wife, Martha Chadwell Garrett by deed of record in Book 6520, Page 66, Register's Office for Davidson County, Tennessee. Martha Chadwell Garrett died on March 28, 1990 . James Walton Garrett died on September 25, 1992. In his Last Will and Testament of record in Will Book 52, Page 297, Office of Clerk of Clerk and Master for Sumner County, Tennessee, James Walton Garrett devised all his property to James Walton Garrett, Jr., Henry Chadwell Garrett, Thomas Cunningham Garrett, Betty G. Woodard, Anne L. Rittenberry and Nancy G. Batey.

Said lot is conveyed subject to all matters shown on the above referenced plat and to the following restrictions:

1. Any home constructed on said lot shall contain a minimum of 1250 square feet of improved living area excluding garages, carports and breezway. Exterior must contain a minimum of 60% brick, including foundation brick to grade.

2. No duplex shall be constructed on said lot.

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ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615 824-0989

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

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 26, 28 AND 31ST AND 8TH DAY OF FEB 1994 day of January, 1994.

James Walton Garrett
JAMES WALTON GARRETT, JR.

Henry Chadwell Garrett
HENRY CHADWELL GARRETT

Thomas Cunningham Garrett
THOMAS CUNNINGHAM GARRETT

Betty G. Woodard
BETTY G. WOODARD

Anne L. Rittenberry
ANNE L. RITTENBERRY

Nancy G. Batey
NANCY G. BATEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BETTY G. WOODARD, ANNE L. RITTENBERRY and NANCY G. BATEY, 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 in Hendersonville, Tennessee, this 8th day of ~~January~~ FEBRUARY, 1994.

Carol H Ocella
NOTARY PUBLIC

My Commission Expires:
7-16-94

STATE OF TENNESSEE

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STATE OF GEORGIA
COUNTY OF_____

Personally appeared before me, the undersigned Notary Public of said county, HENRY CHADWELL GARRETT, the within named bargainor 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 at office this 25th day of January, 1994.

Nancy J Brawns
NOTARY PUBLIC

My Commission Expires:

My Commission Expires September 18, 1994.

STATE OF WASHINGTON
COUNTY OF Clark

Personally appeared before me, the undersigned Notary Public of said county, THOMAS CUNNINGHAM GARRETT, the within named bargainor 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 at office this 31 day of January, 1994.

Robyn Ulston
NOTARY PUBLIC

My Commission Expires:

8/22/97

STATE OF GEORGIA
COUNTY OF Hall

Personally appeared before me, the undersigned Notary Public of said county, JAMES WALTON GARRETT, JR. the within named bargainor 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 at office this 26th day of January, 1994.

NOTARY PUBLIC

My Commission Expires:

Notary Public, Jackson County, Georgia
My Commission Expires Jan. 26, 1996

CARL H. OLDHAM
ATTORNEY AT LAW
5 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615 824 0909

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $9,000.00.

Robert L. Gambrell
AFFIANT

Subscribed and sworn to before me, this the 8th day of ~~January,~~ February 1994.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:

7-16-94

17807

IDENTIFICATION REFERENCE

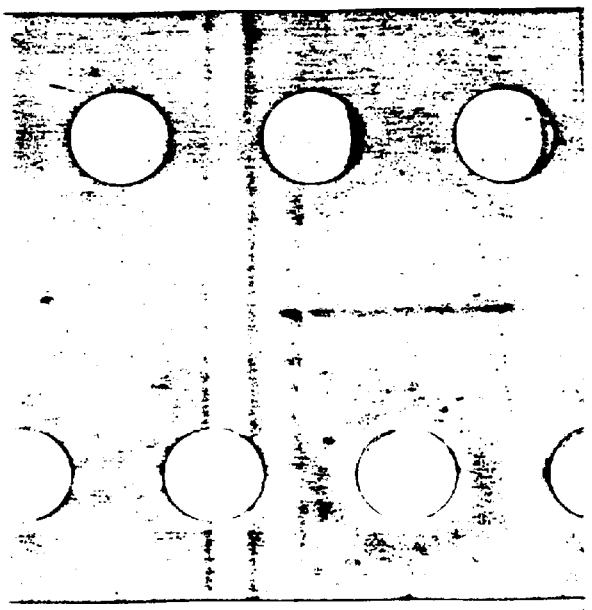
94 FEB 15 AM 9:30

LAWRENCE D. PORTER
REGISTER

5651 02/15 0101 03CHECK 50.30

MAIL ENV.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

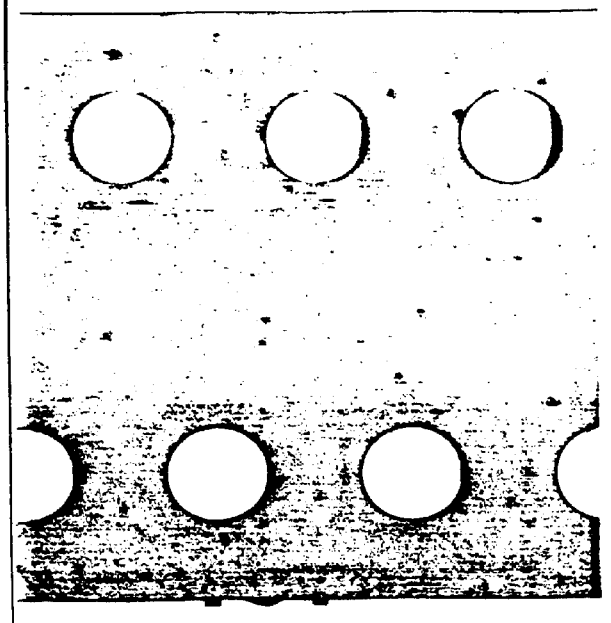
RECEIVED OF _____

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	9000.00
CON TX	33.30
PRFEE	1.00
WDEED	16.00
TOTAL	50.30
CHECK	50.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/94 01 09:38 0001 5651

17807
IDENTIF. & REFERENCE

94 FEB 15 AM 9:39

REGISTER
DAVIDSON COUNTY, TN.

No. 0756576