BOOK 9703 PG 440

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 95

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

Mail

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Franklin Hart Sanders	Same as New Owner	Map 52-1
(NAME)	(NAME)	Parcel 99
343 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Lela Allison, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Hart Sanders, Unmarried

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. 21, Block "A" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 21 fronts 89.5 feet on the north side of Neely's Bend Road and runs back between lines, 165 feet on the westerly line, and the easterly line running back along the westerly margin of Idlewild Avenue to a dead line in the rear measuring 52 feet thereon.

Being the same property conveyed to Burnice Allison and wife, Lela Allison by deed from J. R. Coarsey and wife, Erminia S. Coarsey of record in Book 2489, Page 481, Register's Office for Davidson County, Tennessee.

0070574 IDENTIF. & REFERENCE

95 JUN 16 AM 9:18 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

1814 06/16 0101 03CHECK 197.70

unimproved ( )
This is improved (X) property, known as 343 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hand this 13th day of June, 19 95

Lela Allison

LELA ALLISON

BOOK 9703 PG 441

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Lela Allison, Unmarried

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 instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of June, 1995.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

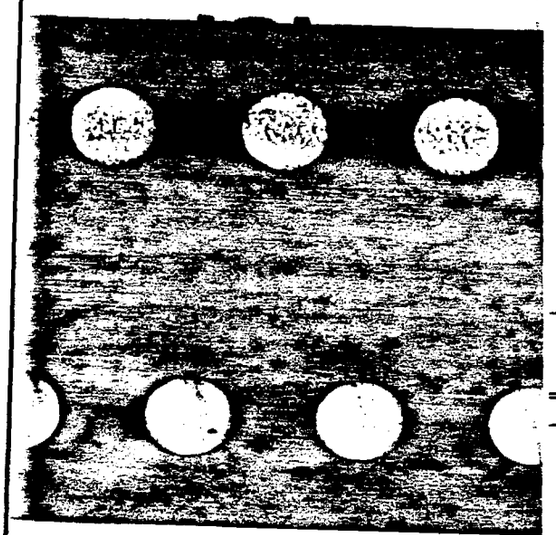
Notary Public

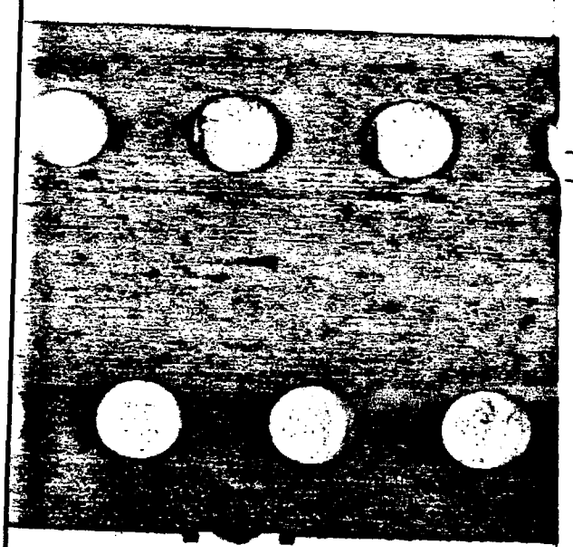
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
Lela Allison, Unmarried

TO:
Franklin Hart Sanders, Unmarried





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

RECEIVED OF _____

FOR _____

BOOK 9703 PG 442

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

06/16/95 01 09:19 0001 1814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070574
IDENTIF. & REFERENCE

95 JUN 16 AM 9:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921042