P.453

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9738 PG 69
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 4/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERETT W. SANDERS, JR. (NAME)	PACIFIC SOUTHWEST BANK (NAME)	MAP 18-12 PARCEL
104 DORR DRIVE (ADDRESS)	800 N. SHORELINE BLVD. (ADDRESS)	37 & MAP 18
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (CITY) (STATE) (ZIP)	PARCEL 86

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, JEFFREY PULLEY AND TAMMY ARMSTRONG, UNMARRIED PERSONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT W. SANDERS, JR. AND WIFE, CAROL E. SANDERS

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:

TRACT ONE:
Situated in Davidson County, Tennessee, being Lot No. 42 on the Plan of Connell Estates, Section Two, of record in Plan Book 2900, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT TWO:
Being an 8,007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows:

BEGINNING at an existing iron pin lying at the northeast corner of herein described parcel, and also being the northeast corner of said Chuck Crook property, said point further described as being the southeast corner of Lot #42 of the Connell Estates, Section II (Plat Book 2900, page 150), and also lying in the west line of Mansker Heights, Section II, (Plat Book 3106, page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6 degrees 16 minutes 32 seconds West, a distance of 82.00 feet to a set iron pin lying at the northeast corner of Lot #1 of Squires Point Subdivision, Section II(Plat Book 7164, page 54); thence running with the north line of said Lot #1 North 84 degrees 54 minutes 43 seconds West a distance of 195.32 feet to a set iron pin in the south line of said Connell Estates; thence with the south line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning, and containing 8,007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995.

SEE PAGE 2 FOR THE CONTINUATION OF THE LEGAL DESCRIPTION
CONTINUED

unimproved ( )
This is improved (X) property, known as 104 DORR DRIVE, GOODLETTSVILLE, TN 37072
(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 our hand s this 20th day of July 19 95

Jeffrey Pulley
JEFFREY PULLEY

Tammy Armstrong
TAMMY ARMSTRONG

BOOK 9738 PG 70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY PULLEY AND TAMMY ARMSTRONG

the bargainor s, 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 and official seal at GOODLETTSVILLE, Tennessee, this 20th day of July 19 95.

Commission expires 11/20/96

Carolyn Adams
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, and 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

CONTINUATION OF LEGAL

TRACT TWO has no access or road frontage and contains less than 5 acres, and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Being the same property conveyed to Jeffrey Pulley and Tammy Armstrong by deeds of record in Book 9372, page 893, and Book 9577, page 558, Register's Office for Davidson County, Tennessee.

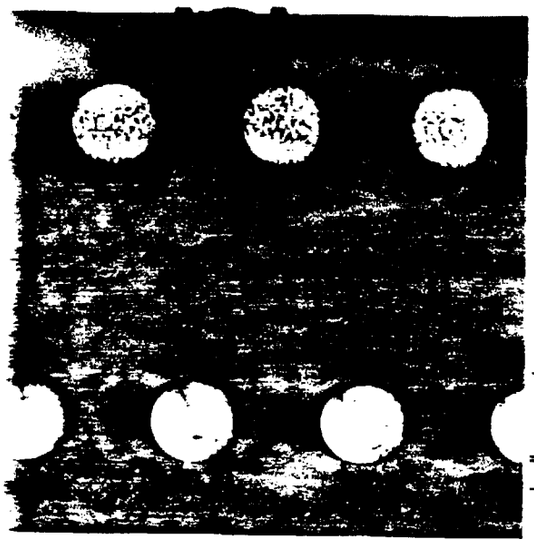
3824 07/24 0101 03CHECK 474.83

0081500

IDENTIFICATION REFERENCE

95 JUL 24 AM 11:40

REGISTER
DAVIDSON COUNTY, TN.



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

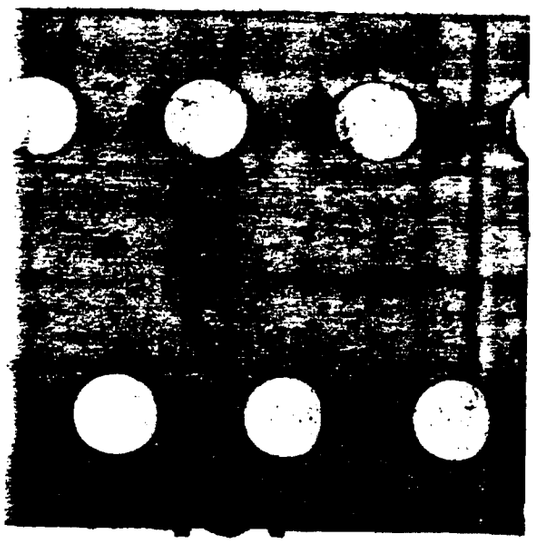
RECEIVED OF _____

FOR _____

BOOK 9738 PG 71

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 125900.00
CON TX 465.83
PRFEE 1.00
MDEED 8.00
TOTAL 474.83
CHECK 474.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5001 3824

0081500
IDENTIF. ↑ REFERENCE

95 JUL 24 AM 11:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932902