BOOK 9793 PG 720

BOX 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: October 7, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Gluck, Sr.	OWNER	149-8
(NAME) 354 Village Green	(NAME)	25
(ADDRESS) Nashville, TN 37217	(ADDRESS)	2dx-2335
(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, Charles B. Sanders, III and Beatrice H. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Gluck, Sr. and wife, Rebecca J. Gluck

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, described as follows: Beginning in the center of Bell's Lane at the northeast corner of a tract of 2.98 acres which was conveyed by J.S. Tatum and wife to J. Marshall Charlton and wife, by deed of record in book 1278, page 82, Register's office for said County; thence in a northerly direction with the center of Bell's Lane 60 feet to a point; thence south 73 degrees west 299 feet to the northwest corner of a 2.85 acre tract conveyed to Cordelia J. Sanders by deed from M. T. Maxwell, Sr. and others, dated September 15, 1947, of record in Book 1534, page 406, said Register's office, said point being in the center of a dry branch; thence with the center of same and the north line of said 2.85 acre tract, south 61 degrees 20 minutes east 153 feet to the center of a creek, said point being in the north line of the 2.98 acre tract conveyed to J. Marshall Charlton and wife, by J. S. Tatum above referred to; thence with the line of same 176 feet, more or less, to the point of beginning, containing about 1/2 acre, more or less.

Included in the above conveyance but excluded therefrom is a portion of the land conveyed to the State of Tennessee as Book 9590, Page 444, described as exhibit "A".

Being part of the same property conveyed to Charles B. Sanders, Jr. and wife Beatrice H. Sanders and Charles Boyce Sanders, III by deed of record in Book 5052, Page 489, Register's Office for Davidson County, Tennessee.

The said Charles B. Sanders, Jr. having since died leaving as his sole heirs at law charles B. Sanders III and Beatrice H. Sanders.

Continued on Page 2

unimproved ( )
This is improved (XX) property, known as 425 Bell Rd., Nashville, TN 37217
(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 hands this 12th day of September, 1995

Charles B. Sanders, III

Beatrice H. Sanders

DCTN01WC

BOOK 9793 PG 721

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 Charles B. Sanders, III and Beatrice H. Sanders

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 Antioch, Tennessee, this 12th day of September 19 95

Commission expires October 9, 1995

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

95 SEP 13 AM 10:52.
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 00099870

Continuation of Legal Description:

Charles Boyce Sanders, III and Charles B. Sanders, III are the same person.

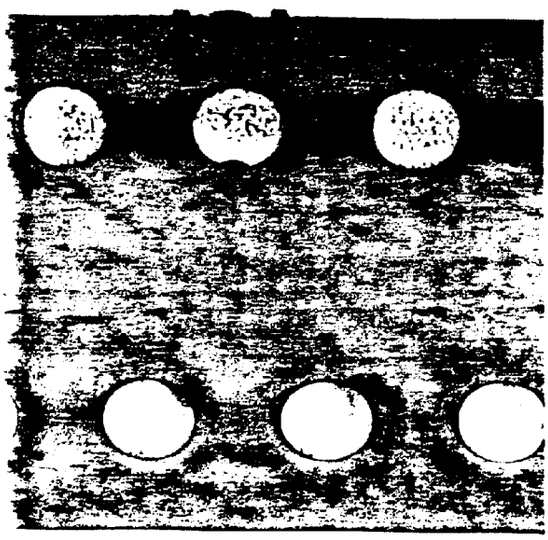
This conveyance is subject to easements of record for construction and maintenance of a drainage facility to the State of Tennessee and the Temporary Contrution easement described in Book 9590, Page 444.

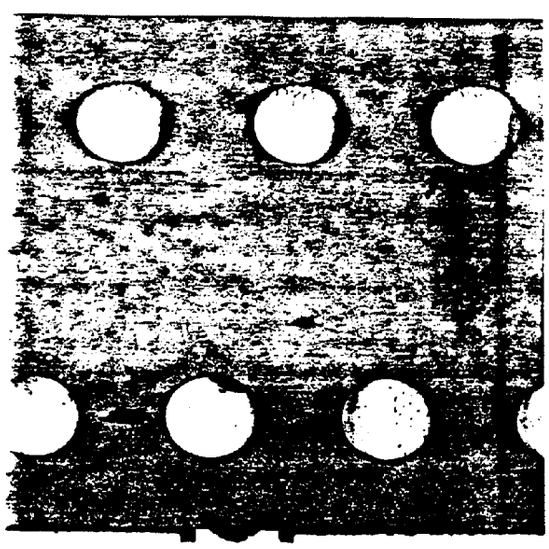
EXHIBIT "A"

Beginning at the point of intersection of the existing west margin of Bell Road and the south boundary of the Barbara Charlton Dobson, etal property; thence with said existing west margin southerly 80 feet, more or less to a point; thence with the existing north margin of said southwesterly 25 feet, more or less to a point; thence with the proposed west margin of said road having a 1,392.39 foot radius curve left and northerly 89 feet, more or less to a point, said point being 40.00 feet left of Bell Road proposed centerline station 110+44.47; thence with said boundary north 77 degrees 31 minutes 14 seconds east 17 feet, more or less to the point of beginning and containing 1,380 square feet and being part of the same property conveyed by Mary Ensey, Trustee, to Charles B. Sanders, Jr., Beatrice H. Sanders and Charles Boyce Sanders, III as of record in Book 5052, Page 489, Register's Office of Davidson County, Tennessee.

09/13 0101 03CHECK 31.20

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





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

RECEIVED OF _____

FOR _____

BOOK 9793 PG 722

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	6000.00
CON TX	22.20
PRFEE	1.00
MTGTX	8.00
TOTAL	31.20
CHECK	31.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/95 01 10:54 0001 3625

0099870
IDENTIF. ↑ REFERENCE

95 SEP 13 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952490