This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9955 PG 874

ADDRESS NEW OWNER:
Ricky Fry, Norris McClanahan,
and Terry Herndon
2309 Winford Ave
Nashville, Tennessee 37211

MORTGAGEE:

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-8
GROUP
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jo Ann Sanders, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ricky Fry, Norris McClanahan, and Terry Herndon, 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. 115 on the Plan of Granview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles M. Sanders and wife, Jo Ann Sanders, by deed from William T. Wooten and wife, Linda Wooten, of record in Book 7615, page 750, Register's Office for Davidson County, Tennessee. The said Charles M. Sanders having since died.

This is improved property known as 2309 Winford Ave, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricky Fry, Norris McClanahan, and Terry Herndon, their heirs and assigns, forever; and I, Jo Ann Sanders, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of February, 1996.

Jo Ann Sanders

Jo Ann Sanders

BOOK 9955 PG 875

0821 02/23 0101 03CHECK 216.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jo Ann Sanders, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

96 FEB 23 AM 11:20
FELICIA [illegible]
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

015301.4



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9955 PG 876

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 56000.00
CON TX 207.20
PRFEE 1.00
MDEED 8.00
TOTAL 216.20
CHECK 216.20

02/23/96 01 11:24 0001 0821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

015304 IDENTIF. & REFERENCE

96 FEB 23 AM 11:20

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

No. 1008981