9967

BOOK 9967 PG 835

0156691

IDENTIF. & REFERENCE

96 MAR -5 AM 8:53

FELIX DAVIDSON COUNTY, TN.

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 4Th dca ~~1st~~ day of **March, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR L. FISK, ~~JR.~~, UNMARRIED , herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said EVERITT WAYNE SANDERS and DEBORAH SANDERS, HUSBAND AND WIFE , herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 220 E. CEDAR, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantees that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Arthur L. Fisk III

ARTHUR L. FISK, ~~JR.~~ UNMARRIED
Signature of Seller III

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ARTHUR L. FISK, ~~JR.~~, UNMARRIED** , 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~1st~~ 4Th dca day of **March, 1996.**

Denise C. Allis

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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Name and Address of Property Owner:

EVERITT WAYNE SANDERS and DEBORAH SANDERS
301 ROSCOE STREET
GOODLETTSVILLE, TN 37072

Property Address:

220 E. CEDAR
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:
EVERITT WAYNE SANDERS
~~NATIONSBANK OF TENNESSEE, N.A.~~
301 ROSCOE ST.
GOODLETTSVILLE, TN 37072

Parcel #: MAP 19-13, PARCEL 89

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Everitt Wayne Sanders
Affiant

Sworn to and subscribed before me, a Notary Public, this ~~1st~~ 4th day of **March, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
SUMNER COUNTY, TENNESSEE

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, Tennessee, being a part of Lots Nox. 3 and 12 on the Map of the Subdivision of the R.A. Cartwright Heirs in Goodlettsville, Tennessee, as shown on the Plan of record in Book 421, page144, and 145, Register's Office for Davidson County, Tennessee, said tract being described according to a survey by John B. Bates, Surveyor, dated March 7, 1978, as follows:

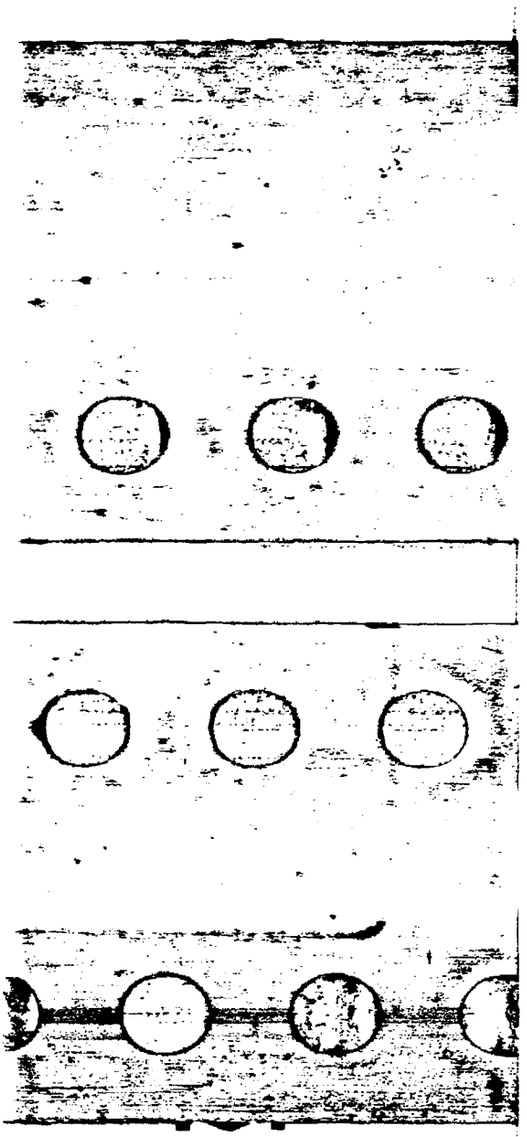
BEGINNING at an iron pin on the northerly margin of Long Hollow Pike, corner to Martha Gray; thence North 21 degrees 00' west 272.92 feet to an iron pin; thence North 68 degrees 30' West 99.65 feet to an iron pin; thence South 21 degrees 00' East 259.00 feet to an iron pin in the northerly margin of Long Hollow Pike; thence with the said northerly margin of Long Hollow Pike South 60 degrees 30' West 100 feet to the point of beginning.

Being the same property conveyed to **ARTHUR L. FISK, ~~JR.~~, UNMARRIED** by Deed from RUTH HOGUE, ET AL, of record in Deed Book 7806, Page 7, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. COUNTY AND CITY real property taxes for the year 1996 and all subsequent years.
2. All matters set forth on the Plan of record in Book 421, page 144, Register's Office for Davidson County, Tennessee.

720 03/05 0101 03CHECK 309.00



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

RECEIVED OF _____

FOR _____

BOOK 9967 PG 838

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
			MAMT 80000.00	
			VOID	
			MAMT 80000.00-	
			CAMT 80000.00	
			CON TX 296.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 309.00	
			CHECK 309.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4720

0156691
IDENTIF. # REFERENCE

96 MAR -5 AM 8:58

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

No. 1012837