30436 PG

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10151 PG 212

WARRANTY DEED

Name and Address of New Owner: **James M. Cannon** **3915 Westmont Avenue** **Nashville, Tennessee 37215**
Send Tax Bills To: **Ford Consumer Finance Co., Inc.** **250 E. John Carpenter Freeway, 6th Floor, Wholesale Div.** **Irving, Texas 75062**
Street Address of Subject Property: **Map-Parcel No:** **3915 Westmont Avenue** **Map 116-4** **Nashville, Tennessee 37215** **Parcel 204.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANE SANDERS**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMES M. CANNON**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3-B on the plan of Zone Lot Division Lots Nos. 1, 2 and 3, Westhurst Subdivision, of record in Book 5190, page 765, as amended in Book 6250, page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diane Sanders by deed from Virginia Wilkins and spouse, Jerry Wilkins of record in Book 8401, page 654, Register's Office for Davidson County, Tennessee.

Stanford Sanders, husband of Diane Sanders, hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Davidson taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5190, page 765, as amended in Book 6250, page 350, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 6250, page 350, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of July, 1996.

Diane Sanders

Diane Sanders

Stanford Sanders

Stanford Sanders

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 30th day of July, 1996, before me personally appeared Stanford Sanders, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Anne Davis

Notary Public

My Commission Expires: 1/21/2001

10151 211

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 31st day of July, 1996, before me personally appeared Diane Sanders, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,

Anne Davis
Notary Public

My Commission Expires: 1/29/2001

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Diane Sanders
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1996.

Anne Davis
NOTARY PUBLIC

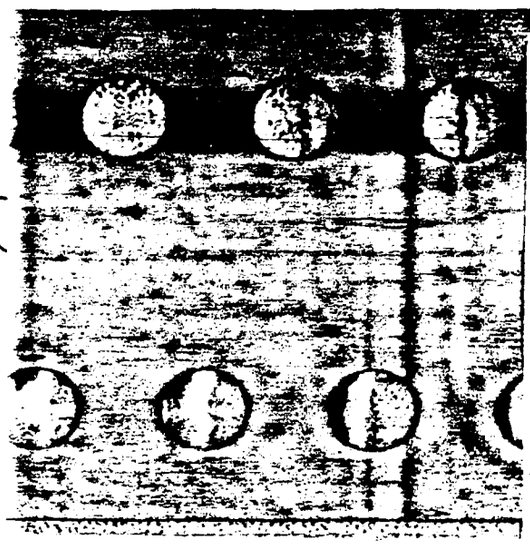
My commission expires: 1/29/2001

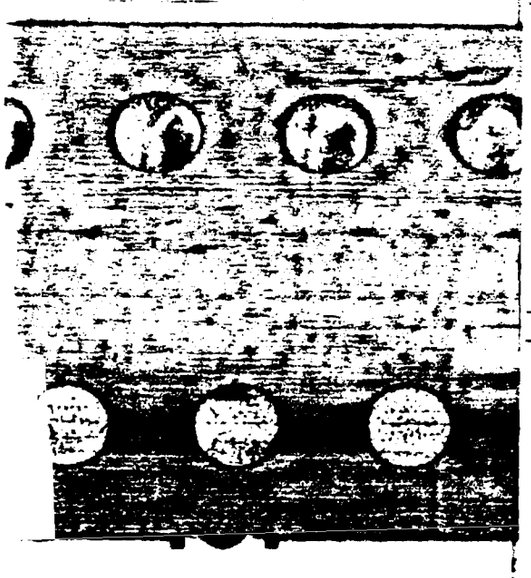
NOTARY PUBLIC DAVIDSON COUNTY, TENN.

02 12766
IDENTIF. ↑ REFERENCE

96 AUG -8 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5129 08/08 0101 03CHECK 346.00





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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 215

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 346.00
				CHECK 346.00
			08/08/96 01	15:27 0001 5129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02127766
IDENTIF. ↑ REFERENCE

96 AUG -8 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1017731