60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

# WARRANTY DEED

BOOK 10348 PG 48

ADDRESS NEW OWNER:
Johnny Bruce Sanders and Valerie Norman Sanders
1224 Bedfordshire Court
Nashville, Tennessee 37221

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
AAEFCU
MD 2100 P.O. Box 619001
DFW Airport, Dallas, TX 75261-9947

MAP AND PARCEL:

| | |
|---|---|
| MAP | 142-16 |
| GROUP | A |
| PARCEL | 53.00 |

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, we, Michael J. Peterson and wife, Anne A. Peterson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Johnny Bruce Sanders and wife, Valerie Norman 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Devon Park, phase Two, of record in Book 6250, page 432, as re-recorded in Book 6566, page 763, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael J. Peterson and wife, Anne A. Peterson by deed from Paul E. Cook, an unmarried man, of record in Book 7417, page 309, Register's Office for Davidson County, Tennessee.

This is improved property known as 1224 Bedfordshire Court, Nashville, TN 37221.

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

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny Bruce Sanders and wife, Valerie Norman Sanders, their heirs and assigns, forever; and we, Michael J. Peterson and wife, Anne A. Peterson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of February, 1997.

Michael J. Peterson

Anne A. Peterson

97 FEB 12 PM 2:05

FILED
DAVIDSON COUNTY, TN.

027550
IDENTIFICATION REFERENCE

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael J. Peterson and wife, Anne A. Peterson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of February, 1997.

Robert M. Hill
NOTARY PUBLIC

My Commission Expires: 9-23-2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $ 255,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 1997.

Robert M. Hill
NOTARY PUBLIC

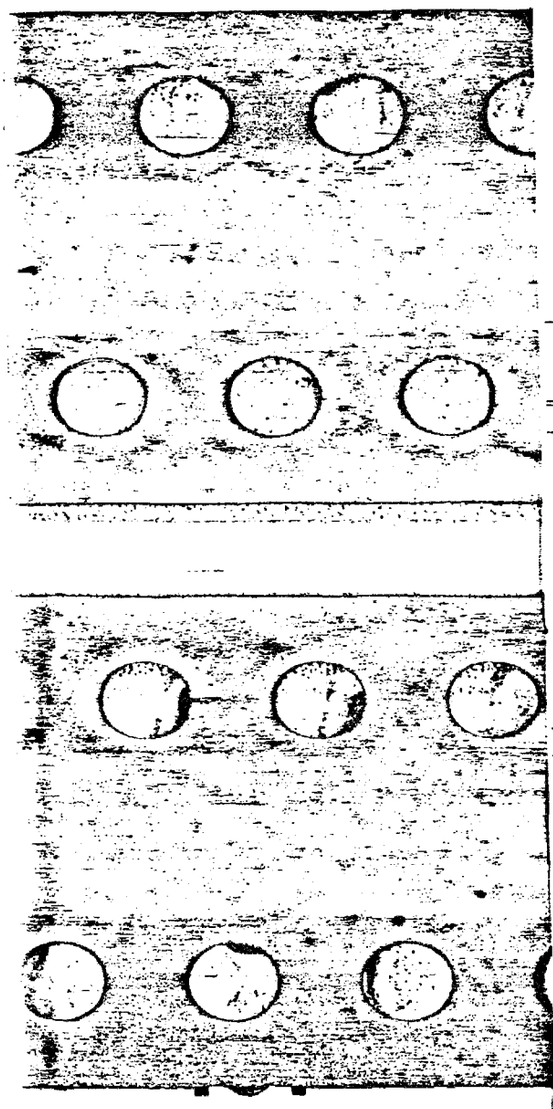
My Commission Expires: 9-23-2000

5805 02/12 0101 03CHECK 952.50

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10348 PG 50

| | | |
|---|---|---|
| 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 255000.00 |
| | | | | CON TX 943.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 952.50 |
| | | | | CHECK 952.50 |

02/12/97 01 14:08 0001 5805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272550 IDENTIF. A REFERENCE

97 FEB 12 PM 2[illegible]5

FELIX [illegible] ER
DAVIDSON COUNTY

**No.** 1116277