File 14745
File Box 9B
First Title)

WARRANTY DEED

56

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 10520 PG 585

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY A. SANBORN (NAME)	OWNER (NAME)	Map 116-8
3812 Dartmouth Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 101
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA35820

FOR AND IN 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, ANGELA R. PETERSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY A. SANBORN AND WIFE, ANNE C. SANBORN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 16 and the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for said County, described according to a survey thereof made by Z. J. Wilkinson, Surveyor, September 26, 1942, as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Lane, said point being the center line of a rock drain; thence with the center of said drain North 32 degrees east 10 feet and North 20 degrees east 152 feet to the dividing line between Lots No. 15 and 16; thence leaving said drain and with said dividing line north 1 degree 15 inches east 27.5 feet to a stake at the common corner of Lots 7 and 8 and 15 and 16; thence with the line between Lots Nos. 6, 7, 16 and 17; thence with the line between Lots Nos. 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to Angela R. Peterson by deed from Alfred A. Stewart and wife, Julia P. Stewart of record in Book 8675, page 73, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.

unimproved ( )
This is improved (XX property, known as 3812 Dartmouth Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 97.

Angela R Peterson
ANGELA R. PETERSON

BOOK 10520 PG 586

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA R. PETERSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of June, 19 97.

My commission expires 9/23/2000 Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0323702
IDENTIF. ✦ REFERENCE

97 JUL -7 PM 2:23

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,100.00

Angela R Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ANGELA R. PETERSON

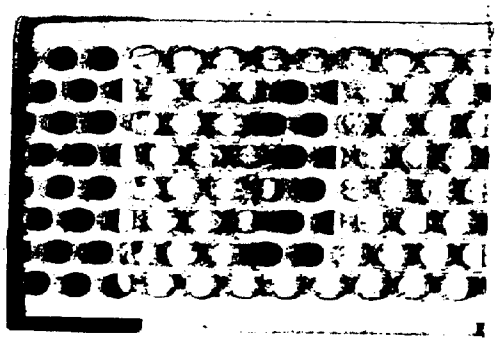
TO

JEFFREY A. SANBORN AND WIFE,
ANNE C. SANBORN

1590 07/07 0104 02CHECK 767.87

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10520 PG 587

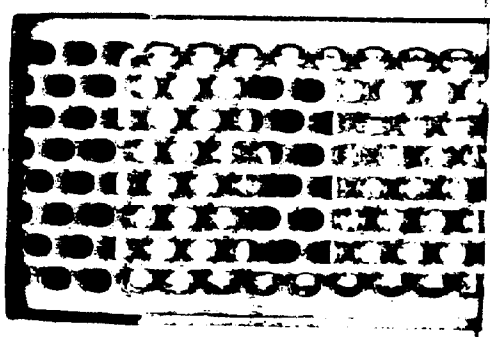
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
205100.00
CON TX 758.87
PRFEE 1.00
WDEED 8.00
TOTAL 767.87
CHECK 767.87

07/07/97 01 14:23 0001 1590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



'0323702
IDENTIF. ↑ REFERENCE

97 JUL -7 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171354