0331046

BOOK 10545 PG 164

IDENTIF. & REFERENCE

This Instrument Prepared by:

MAIL ENV.

97 JUL 29 AM 9:28

KIRKSEY & CRON (MKL)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Richard & Margaret Sanders 3503 Grayswood Ave. Nashville, TN 37215	Same as New Owner	Map 117-5 Parcel 125

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $332,000.00.

Margaret Pendergrass Sanders
Affiant

Subscribed and sworn to before
me this 25 day of July, 1997.

Notary Public

My Commission Expires: 1-29-2000

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Allen C. McDonald and wife, Carolyn C. McDonald** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **Richard Evan Sanders and wife, Margaret Pendergrass Sanders,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 16, 17, 18, & 19 on the Revised Plan of the Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres, Block "B", of record in Book 843, page 102, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen C. McDonald and wife, Carolyn C. McDonald from M. F. McCrellis, widower, by Warranty Deed of record in Book 6502, page 504, Register's Office for Davidson County.

This is improved property, known as 3503 Grayswood Ave., Nashville, Tennessee 37215.

This conveyance is subject to the property taxes for 1997 and subsequent years, all matters on the Plat of record in Plat Book 843, page 102, said Register's Office, and any and all existing easement of record.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have caused these presents to be signed this 25 day of July, 1997.

Allen C. McDonald

Allen C. McDonald

Carolyn C. McDonald

Carolyn C. McDonald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allen C. McDonald and wife, Carolyn C. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 25 day of July, 1997.

Mark K. Lewis

Notary Public

My Commission Expires: 1-29-2000

9726 07/29 0101 03CHECK 1237-40

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

RECEIVED OF _____

FOR _____

BOOK 10545 PG 166

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 332000.00
CON TX 1228.40
PRFEE 1.00
WDEED 8.00
TOTAL 1237.40
CHECK 1237.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0331046
IDENTIF. # REFERENCE

97 JUL 29 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179270