This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

box# 28-B

file# 98060001

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kenneth Lynn Sanders Anita Kaye Sanders 709 Lemont Drive Nashville, TN. 37216	Same as New Owner	51-14-0 / 24.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Kenneth Lynn Sanders and wife, Anita Kaye Sanders, and other good and valuable consideration, the receipt of which is hereby acknowledged, I GLENDA S. CLARK, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto KENNETH LYNN SANDERS and wife, ANITA KAYE SANDERS, the GRANTEES herein, their 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. 205 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Glenda S. Clark, unmarried, by deed from Linda Elaine Neely, unmarried, of record in Book 9840, page 21, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 82,000.00.

Kenneth L Sanders
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 12 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with the said GRANTEES that I am 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:

1998 Property taxes are to be prorated and assumed by the GRANTEES.

I do further covenant and bind myself, my 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.

This is improved property known as: 709 Lemont Drive, Nashville, TN. 37216.

Witness my hand this 12 day of June, 1998.

Glenda S. Clark
Glenda S. Clark, un-married

1184 06/15 0101 03CHECK 312.40

98 JUN 15 PM 3:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0450939

IDENTIF. & REFERENCE

BOOK 10977 PAGE 587

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named GLENDA S. CLARK the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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WARRANTY

DEED

From: Glenda S. Clark,
un-married

To: Kenneth Lynn Sanders
and wife,
Anita Kaye Sanders

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

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

RECEIVED OF _____

FOR _____

BK/PG 10977/588

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 82000.00
CON TX 303.40
PRFEE 1.00
MDEED 8.00
TOTAL 312.40
CHECK 312.40
06/15/98 01 15:26 0001 1184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450939
IDENTIF. ↑ REFERENCE

98 JUN 15 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307048