JUN. 8.1998 2:58PM NO. 284 P. 7/12

10980 239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES 3-3-99
(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE TENN.

TCB-ETCC-98-1509

1310 Meriwether Blvd, Springfield, TN 37172 | 557 Sam Ridley Pkwy, W Suite A, Smyrna, TN 37167
111 W. College Street, Murfreesboro, TN 37130 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
100 Hazel Path Suite A, Hendersonville, TN 37075 | 1885-C Pt. Campbell Boulevard, Clarksville, TN 37042

THIS INSTRUMENT WAS PREPARED BY MAYO, FRANCES RUDA, ATTORNEY AT LAW

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony G. Newton (NAME)	America's Wholesale Lender (NAME)	80-16-212
531 Sterliner Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ronald W. Sanders and wife, Daphne J. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony G. Newton

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. 1025 on the Map of Charlotte Park, Section Thirteen, as of record in Book 2901, Pages 142 and 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald W. Sanders and wife, Daphne J. Sanders, by deed from Joseph C. Eades, III, and wife, Kimberly R. Eades, of record in Deed Book 10123, Page 592, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

MAIL ENV.

0451651

IDENTIF. & REFERENCE

98 JUN 17 AM 9:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
This is improved (X) property, known as 531 Sterliner Drive Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 unincumbered, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand & this 3rd day of June 19 98

Ronald W. Sanders 6/4/98

Daphne R. Sanders 6/4/98

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Exp: Aug. 19, 2000

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JUN. 8.1998 2:55PM NO.294 P.8/15

STATE OF ~~TENNESSEE~~ New Mexico
COUNTY OF ~~Williamson~~ Eddy

Book 1098 PG 240

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Sanders and wife, Darlene J. Sanders

the bargainor s, 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 official seal at Brentwood, Tennessee, this 3rd day of June, 19 98.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Ronald W. Sanders, Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Sanders and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the and _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in Carlsbad, NM on this the 4th day of June, 19 98.

My commission expires Aug 19, 2000 Val-Leah Ballard Notary Public

NOTE

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

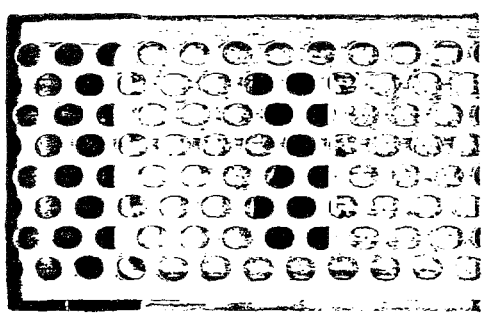
MARY FRANCES RUDY
ATTORNEY - AT - LAW

1989 06/17 0101 03CHECK 508.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

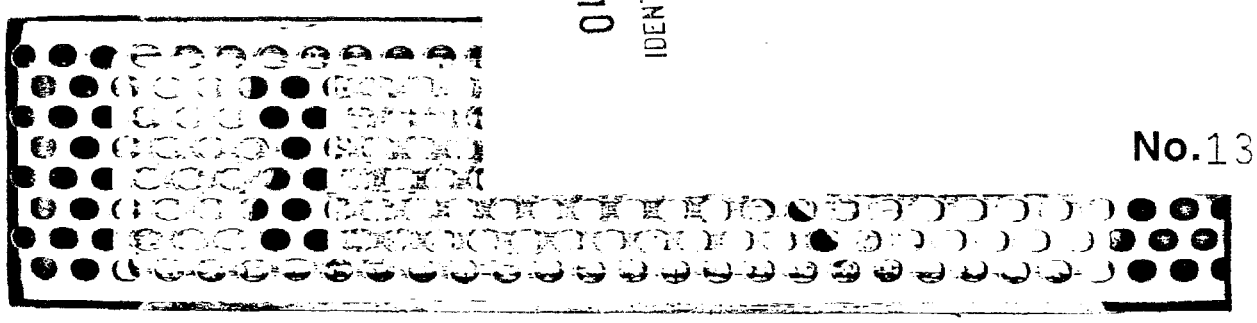
BOOK 10980 PG 241

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
135000.00
CON TX 499.50
PRFEE 1.00
MDEED 8.00
TOTAL 508.50
CHECK 508.50
06/17/98 01 09:52 0001 1989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451651
IDENTIF. # REFERENCE

98 JUN 17 AM 9:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1307843