BOOK 10983 PG 416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

mail **THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

My Commission Expires NOV. 27 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Sanders (NAME)	Randall Sanders (NAME)	MAP 118-11-0
428 East Iris Drive (ADDRESS)	430 East Iris Drive (ADDRESS)	PARCEL 147.00
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	BH 03360

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, Jerry W. Tanner, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Sanders, a married man

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:

Being Lot No. 15, of Block "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County. Said Lot No. 15 fronts 50 feet on the easterly side of East Iris Drive and runs back between lines, 174.2 feet on the northerly line and 143.1 feet on the southerly line, to a dead line on which it measures 97 feet.

Being all the same property conveyed to Jerry W. Tanner (a unmarried person) by John H. Taylor and wife, Willa Erranton Taylor by deed of record in Book 5314, page 702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

0452553
IDENTIF. & REFERENCE

98 JUN 19 AM 8:39
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 428 East Iris Drive, Nashville, Tennessee 37204
(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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of June 19 98

Jerry W. Tanner

2950.00 01 03CHECK 508-50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Tanner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of June, 19 98.

Commission expires November 27, 1999

Notary Public

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10983 PG 418

CD - 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
MOR TX 499.50
PRFEE 1.00
MDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 08:39 0001 2950

0452553
IDENTIF. # REFERENCE

98 JUN 19 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308787