THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8463

MAP/GROUP/PARCEL
061-15-0-267.00

BOOK 11463 PG. 570

NEW OWNER'S NAME AND ADDRESS:
William F. Sanderson, III and wife,
Lynne M. Sanderson
1420 Norvel Avenue
Nashville, Tennessee 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joseph Roy Dill and wife, Francis E. Dill, hereinafter called Grantors, does hereby transfer and convey unto William F. Sanderson, III, and wife, Lynne M. Sanderson, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 14 on the Plan of Shadowlawn Subdivision, of record in Plat Book 1130, Page 84, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1420 Norvel Avenue, Nashville, Tennessee 37216.

BEING the same property conveyed to grantors herein by deed of record in Book 1511, Page 503, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph Roy Dill by Dennis R. Dill P.O.A.
Joseph Roy Dill by: Dennis Roy Dill, Attorney in Fact

Frances E. Dill by Dennis R. Dill P.O.A.
Frencis E. Dill by: Dennis Roy Dill, Attorney in Fact

294.05

99 MAY -5 AM 10:43

05828893

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dennis Roy Dill, with whom I am personally acquainted, and made oath that he is the Attorney in Fact for Joseph Roy Dill and wife, Francis E. Dill, and that he, as such Attorney in Fact, and with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-13-10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $76,500.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of April, 1999.

NOTARY PUBLIC

My Commission Expires:
2-13-10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 572

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582893

REFERENCE

99 MAY -5 AM 10:43

AMT 76500.00
CON TA 283.05
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 294.05
CHECK 294.05
[illegible] 10:41 2001 1732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456413