99 JUN -2 PM 5:43
CLL CASHIER REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

IDENTIFICATION REFERENCE
U0748822

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40894
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

James J. Sanders, Jr.
Wynelle Sanders
3704 P Estes Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:

BOOK 11508 PG. 282

TAX MAP-PARCEL NUMBERS: 116-12-A-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 212430.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marjorie B. Shaffer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James J. Sanders, Jr. and spouse, Wynelle Sanders,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 15 of Phase V Estes Glen Residential Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4885, page 50, and supplemented in Book 5190, page 47, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Hilry H. Shaffer and wife, Marjorie B. Shaffer by deed from Walter R. Benneyworth and wife, Dorothy B. Benneyworth of record in Book 5243, page 865, Register's Office for Davidson County, Tennessee. The said Hilry H. Shaffer has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999 and subsequent years; Subject to the restrictions, easements liens and other matters set forth in the Master Deed and By-Laws of record in Book 4923, page 411, Book 4927, page 793, and in Book 5239, page 922, said Register's Office, and to the matters set forth in the Condominium Plan of record.

This instrument is executed on behalf of Marjorie B. Shaffer by Marjorie Shaffer Dale as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3704 P Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 1999.

Marjorie B. Shaffer

Marjorie B. Shaffer, By: Marjorie Shaffer Dale, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 212,430.00

Affiant

Sworn and subscribed before me on the 20th day of May, 1999.

Notary Public

My Commission Expires: 11-18-01

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marjorie Shaffer Dale**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marjorie B. Shaffer**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marjorie B. Shaffer

TO: James J. Sanders, Jr. and Wynelle Sanders

4363 06/02 0101 03CHECK 800.99

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Marjorie Shaffer Dale
Marjorie Shaffer Dale, Affiant

Sworn to and subscribed before me this
20th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11508 PG. 285

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

0594822

IDENTIFICATION REFERENCE

99 JUN -2 PM 5:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	212430.00
CON TX	785.99
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	800.99
CHECK	800.99

06/02/99 01 17:47 0001 4363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468884