# WARRANTY DEED

BOOK 11583 PAGE 614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph K. Sanders (NAME) | Same (NAME) | MAP 12-00 |
| 1922 Baker Road (ADDRESS) | (ADDRESS) | PARCEL 13.00 |
| Goodlettsville TN. 37072 (CITY) (STATE) (ZIP) | (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, James A. Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph K. Sanders and wife, Karen J. Sanders

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 Tract No. 5A, described according to an unrecorded survey by Kessinger & Associates, dated November 14, 1986, as follows:

BEGINNING at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows: N 74 deg. 33' 48" W, 50.00 feet to an iron pin; thence N 74 deg. 07' 22" W, 50.00 feet to an iron pin; thence N 56 deg. 23' 14" W, 50.00 feet to an iron pin; thence N 56 deg. 05' 47" W, 369.04 feet to THE POINT OF BEGINNING, the northeast corner of this tract and continuing as follows, S 66 deg. 55' 05" W, 213.43 feet to an iron pin; thence S 33 deg. 47' 51" W, 878.91 feet to an iron pin; thence S 18 deg. 56' 09" E, 150.00 feet to an iron pin; thence S 51 deg. 29' 45" W, 1386.44 feet to an iron pin; thence S 6 deg. 23' 44" W, 23.20 feet to an iron pin; thence N 86 deg. 35' 37" W, with a new line, 300.00 feet to an iron pin; thence N 6 deg. 23' 44" E, continuing with a new line, 23.20 feet to an iron pin; thence N 44 deg. 07' 16" E, 810.41 feet to an iron pin in a fence line; thence S 71 deg. 11' 47" E, 103.40 feet to a fence post corner; thence N 6 deg. 54' 52" E, with a fence, 154.56 feet to an iron pin in a fence line; thence N 44 deg. 07' 16" E, 1686.84 feet to an iron pin in the south margin of Baker Road; thence S 56 deg. 05' 47" E, 200.00 feet to the point of beginning as surveyed by Kessinger & Associates, dated November 14, 1986.

CONTINUED

unimproved (X )
This is improved ( ) property, known as Tract 5A Baker Road, Goodlettsville, TN 37072
(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 19th day of July 19 99

James A. Petty

James A. Petty

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 James A. Petty
Joseph K. Sanders and wife, Karen J. Sanders

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 GOODLETTSVILLE Tennessee, this 19th day of July 19 99.

Commission expires Jan 2 2000

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

RESTRICTIONS:

Any home constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports and breezeways.
No swine, poultry, junk vehicles, or mobile homes are permitted.
No dirt may be removed.

Being the same property conveyed to James A. Petty by Deed of record in Book 7034, page 54, Register's Office for Davidson County, Tennessee.

This is unimproved property and is not the principal residence of the Grantor.

James A. Petty
James A. Petty

Joseph K. Sanders
Joseph K. Sanders

Karen J. Sanders
Karen J. Sanders

96146455
RECEIVED FOR REFERENCE
JUL 22 AM 11:04
MAIL ENV.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11583 PAGE 617

| | | |
|---|---|---|
| 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 |

06146450

REFERENCE

93 NOV 22 PM 11:04

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**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1493955