THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Stephen C. Sanders, et ux 225 Freda Villa Madison, TN 37115	Same as New Owner	Map 51-11 Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SUE P. TRUITT and husband, DELTON TRUITT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STEPHEN C. SANDERS and wife, MELINDA L. SANDERS, hereinafter referred to as 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. 77 on the Map of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for Davidson County, TN.

SAID Lot No. 77 fronts 120.0 feet on the easterly side of Freda Villa and extends back between lines 356.9 feet on the north line and 374.3 feet on the south line to a dead line in the rear which is a broken line measuring 133.8 feet thereon.

BEING the same property conveyed to Sue P. Truitt and husband, Delton Truitt, by deed from Celia Rossignolo, Administratrix for the Estate of Mary Katherine Wilson, of record in Book 9264, page 572, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 225 Freda Villa, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, t not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2663, page 108, said Register's Office.

3. Subject to Easement for sanitary sewers to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 4122, page 383, said Register's Office.

09/24/1999 01:01 CHECK 458.70

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF WILLIAM GARNETT, REGISTER DAVIDSON COUNTY, TN.
99 SEP 24 PM 2:52

TAX EXEMPT. 4 REFERENCE

06393348

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

SUE P. TRUITT

DELTON TRUITT

"GRANTEES"

STEPHEN C. SANDERS

MELINDA L. SANDERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE P. TRUITT and husband, DELTON TRUITT, and STEPHEN C. SANDERS and wife, MELINDA L. SANDERS, 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, at office, this the 23rd day of September, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of September, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11675 PAGE 149

0639348

IDENTIF. # REFERENCE

99 SEP 24 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	121000.00
CON TX	447.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	458.70
CHECK	458.70

09/24/99 01 14:55 0001 2181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520111