File Box 9B
First Title & Escrow Co.
#16876

WARRANTY DEED

BOOK 11749 PAGE 99

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Attorney
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215
(615) 383-4429

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BARBARA DIANE SANDERS (NAME)	NEW OWNER (NAME)	MAP 131-1-B
4429 IROQUOIS AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 129
NASHVILLE, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 7DA70078

FOR AND IN 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, CECIL O. CHRISTIAN, III AND WIFE, ANGELA CHRISTIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA DIANE SANDERS, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

3058 11/19 0101 03CHECK 1269.00

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Resubdivision of Lot #9 Redbud, as of record in Plat Book 5060, page 7 (which voids, vacates and supercedes Plat Book 4675, page 137, as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925), Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Cecil O. Christian, III and wife Angela Christian, by deed from Richard B. Terry and wife, Lynn B. Terry, of record in Book 10068, page 607, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4845, page 935; (2) Dedication of common area of record in Book 4861, page 613; (3) Charter of record in Book 4852, page 607; and (4) All matters appearing on the Plan of record in Plat Book 5060, page 7 (which voids, vacates and supercedes Plat Book 4675, page 137, as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925), said Register's Office.

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6 0 9 3 0 3 9

unimproved ( )
This is improved (X) property, known as 9 REDBUD DRIVE, NASHVILLE, TENNESSEE 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of November, 1999.

Cecil O Christian

CECIL O. CHRISTIAN, III

Angela J. Christian

ANGELA CHRISTIAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECIL O. CHRISTIAN, III AND WIFE, ANGELA CHRISTIAN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of November, 19 99

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Barbara Diane Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 99

MY COMMISSION EXPIRES: _____
(AFFIX SEAL) Notary Public

My Commission Expires

WARRANTY DEED

FROM

CECIL O. CHRISTIAN, III AND WIFE, ANGELA CHRISTIAN

TO

BARBARA DIANE SANDERS

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11749 PAGE 101

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	

CAMT	340000.00
CON TX	1258.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1269.00
CHECK	1269.00

11/19/99 01 13:22 0001 3058

99139039 RECEIPT 99 NOV 19 PM 1:18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540716