BOX 15

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38551 FILE BOX "7"

Instr:200001110003940 Page: 1 OF 2
REC'D FOR REC 01/11/2000 1:02:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **88,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 3-25-2000

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SANDRA M. SPIVEY	Capital Bank & Trust Company	**131-5-B-446**
446 Summit Ridge Place	1820 West End Avenue	
Nashville, TN 37215	Nashville, TN 37203	

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 **WE, ANGLEA D. SANDERS, Unmarried and LOIS ANN SANDERS, Married and husband, DAN H. SANDERS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA M. SPIVEY,** UNMARRIED

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

LAND in Davidson County, Tennessee, being Unit No. 446, Four Seasons Condominium, of record in Book 5050, Page 30, a Condominium Development Exhibit to Master Deed of record in Book 6841, Page 349, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anglea D. Sanders, unmarried and Lois Ann Sanders, a married woman, by Deed from Fidelity Federal Bank, a Federal Savings Bank, of record in Book 8562, Page 605, Register's Office for Davidson County, Tennessee. The said Dan H. Sanders, husband of Lois Ann Sanders joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate of otherwise.

Unimproved ( )
This is improved (X) property, known as **446 Summit Ridge Place, Nashville, Tennessee 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 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 OUR HANDS THIS 6 DAY OF JANUARY, 2000.

X Anglea D. Sanders
ANGLEA D. SANDERS

X Lois Ann Sanders
LOIS ANN SANDERS

Dan H. Sanders by Lois Ann Sanders, Atty-in-Fact
DAN H. SANDERS

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 **ANGLEA D. SANDERS, Unmarried, and LOIS ANN SANDERS, Married**

the bargainors 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 and official seal at NASHVILLE, TENNESSEE, this the 6th day of January, 2000.

My Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th January, 2000, before me personally appeared **LOIS ANN SANDERS** to me known to be the person who executed the foregoing instrument in behalf of **DAN H. SANDERS** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the **DAN H. SANDERS, as though he had personally acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of January, 2000.

My Commission Expires: 5/26/02

NOTARY PUBLIC