Instr:200002160015501 Page: 1 OF 2
REC'D FOR REC 02/16/2000 10:39:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

1041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Jack Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Williams Construction Co., Inc.	**OWNER**	**136-53**
(NAME) **2572 Murfreesboro Road**		
(ADDRESS) **Nashville, TN 37217**		
(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, **Paul R. Sanderford and wife Ora Davis Sanderford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK WILLIAMS CONSTRUCTION CO., INC., 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:

Beginning at a spike in the center of Bell Road 1115 feet northerly from the center of a creek, the Southwest corner of Mrs. Ruth R. Parks' large tract of land; and running thence North 4 degrees 40 minutes East with the center of Bell Road, 603 feet to a spike, the Southwest corner of Ruth R. Parks' land; thence South 85 degrees 20 minutes East with the Southerly line of said Parks' tract, 722.4 feet to a stake; thence South 4 degrees 40 minutes West 603 feet to a point; thence North 85 degrees 20 minutes West 722.4 feet to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Paul R. Sanderford and wife, Ora Davis Sanderford by Quitclaim deed of record in Book 5951, Page 298, Register's Office for Davidson County, Tennessee. Property vested in Ora Sanderford by will of record in Will Book 138, Page 238, Davidson County Clerk's Office.

unimproved X
This is improved property, known as **166 Bell Road, Nashville, TN 37217**
(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/our hand(s)** this **15th day of February, 2000**.

Paul R. Sanderford

Ora Davis Sanderford

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 Paul R. .Sanderford and Ora Davis Sanderford the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 15th, day of February, **2000.**

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE