PICK-UP

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 05/01/01 09:29 2pgs
Fees:11.00 Taxes:777.00

20010501-0043617

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Linda Saunders
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF April, 2001

Diane [illegible]
NOTARY PUBLIC

My Commission expires: 3/27/04

THIS INSTRUMENT PREPARED BY

Dan R. Alexander, Attorney at Law, 2016 8th Av So. Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Linda Anderson Saunders (NAME)	same (NAME)	118-07
2812 Bransford Avenue (ADDRESS)	(ADDRESS)	Par 159
Berry Hill, Tenn. 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 210,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Sylvia S. Malugen, a single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Linda Anderson Saunders

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 77.5 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Ray Malugen and wife, Sylvia S. Malugen, by deed from Donald R. Mitchell and wife, Helen G. Mitchell, of record in Book 3031, page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed of Trust to Louis R. Linx, Trustee of record in Book 3046, page 327 Register's Office of Davidson County, Tennessee released by instrument of record in Book 5215 Page 845.

Ray Malugen having died and an affidavit of heirship having been filed of record in 20010501004361 6 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2812 Bransford Avenue Berry Hill, Tenn. 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of April, ~~19~~ 2001.

Sylvia S. Malugen
Sylvia S. Malugen

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sylvia S. Malugen, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 2001.

My Commission expires:
3/27/04

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public