# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/02 11:28 2pgs
Fees:13.00 Taxes:258.63

20020219-0020863

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Superior Title Company, Inc., 104 Cude Lane, Suite 118, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Veran A. Fairrow | Countrywide Home Loans, Inc. | 81-I-6 |
| (NAME) | (NAME) | |
| 1907 Hailey Ave. | 718 Thompson Lane, Suite 104 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Nashville, Tennessee 37204 | |
| (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, Rawleigh T. Sanders Jr., a married person, and Donald Wayne Sanders, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veran A. Fairrow, unmarried 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:

Land in Davidson County, Tennessee, being the southwesterly part of lot no. 45 and the northeasterly part of Lot No. 45 on the Plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision of Bordeauz, as of record in Book 547, Page 155, Register's Office for said County, being Lot NO. 22 of Block "B" on an unregistered plan of Haley's Subdivision of part of Block 5 in Sheegog's Subdivision, described according to a survey made by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the northwesterly margin of Haley Avenue at a point 347.2 feet, more or less, southwest of the southwesterly margin of River Drive, said point being the corner of Lots Nos. 22 and 23 on said unregistered plan; thence with the line between said two lots northwestwardly 150 feet; thence at right angles southwestwardly 66.5 feet to the corner of Lots Nos. 21 and 22 of said unregistered plan; thence with the line between said two lots, southeastwardly 150 feet to the northwesterly margin of Haley Avenue; thence with said Avenue northeasterly 66.5 feet to the beginning.

Being the same property conveyed to Talmage Raleigh Sanders and wife, Fanchel Marie Sanders by deed from D.E. Arrington and wife, Rosa L. Arrington, filed for record on 1/14/58 in Book 2734, Page 443, Register's Office for Davidson County, Tennessee. Said Rawleigh Talmadge Sanders, Sr. a/k/a Talmage Raleigh Sanders having since deceased on May 8, 1995 leaving Fanchel Marie Sander as tenant by the entirety. Said Fanchel Marie Sanders having since deceased April 1, 1999 leaving Rawleigh T. Sanders, Jr. and Donald Wayne Sanders sole devisees of the Estate of Fanchel Marie Sanders. Said will of Fanchel Marie Sanders having been filed in Probate Court for Davidson County, Tennessee on January 31, 2002, Docket No. 02P189.

unimproved ☐

This is improved ☒ property, known as 1907 Hailey Ave., Nashville, TN 37218

(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 our hands this 15th day of February, 2002.

Rawleigh T. Sanders Jr.

Donald Wayne Sanders

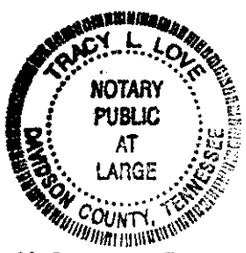
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the undersigned, Rawleigh T. Sanders, Jr. and Donald Wayne Sanders, with whom I am personally acquainted or have proven to me on the basis of satisfactory evidence that they executed the above described instrument for the purpose therein described.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2002.

Commission expires:




My Commission Expires
May 26, 2002

Notary Public