FILE NO. SP38169

FILE BOX "7"

FORM NO WD-1

Davidson County DEEDWARR
Recvd: 02/25/02 09:21 2pgs
Fees:13.00 Taxes:126.80

20020225-0023439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 1999

Notary Public

MY COMMISSION EXPIRES: 8-26-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FRED H. CARNEY | S A M E | 43-9-245 |
| (NAME) | (NAME) | |
| 7621 Ridgewood Road | | 11D 55820 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | |

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 WILLIAM C. SANDERS, JR., and wife, SHIRLEY B. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED H. CARNEY

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:

**TRACT NO. 1:**

**LAND in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 29 of Block "B" on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for said County, described as follows:**

**SAID Easterly 50 feet of Lot No. 29 fronts 50 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.**

**TRACT NO. 2:**

**LAND in Davidson County, Tennessee, being the Westerly 51 feet of Lot No. 29 of Block "B" on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for said County, described as follows:**

**SAID Westerly 51 feet of Lot No. 29 fronts 51 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.**

**BEING the same property conveyed to William C. Sanders, Jr., and wife, Shirley B. Sanders by deed from Clemmie M. Waltrip, Unmarried, of record in Book 7057, Page 388, Register's Office for Davidson County, Tennessee.**

unimproved / This is improved X property, known as 245 Duling Avenue, Madison, Tennessee 37115
(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 13th day of August, 1999

William C. Sanders, Jr.
WILLIAM C. SANDERS, JR.

Shirley B. Sanders
SHIRLEY B. SANDERS

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM C. SANDERS, JR., and wife, SHIRLEY B. SANDERS

the bargainor s, 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 13th day of AUGUST, 19 99.

Commission Expires 8-26-2003 Billy R. Carrigan Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, Billy R. Carrigan, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this 13 day of Aug, 1999.

Commission Expires 8-26-2003 Billy R. Carrigan Notary Public

WARRANTY DEED

FROM

TO