STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

/s/ Michael F. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 1983.

Notary Public

MY COMMISSION EXPIRES: 7/21/85

BOOK 6102 PAGE 908

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Sanders (NAME)	Capitol Mortgage Corporation (NAME)	72-12
1613 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	282
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DZ 54525

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, Edith Gray Benz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Sanders and wife Georgia W. Sanders

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 Lot No. 149 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for said County.

BEGINNING at a point in the southerly margin of Upland Drive at the corner of Lots No. 148 and 149; thence with the line between said lots, southerly 124 feet to a corner of Lot No. 150; thence with the line between said Lots 149 and 150, westerly 127.97 feet to a point in the easterly margin of Stratford Avenue; thence with the margin of the same, northerly 99.58 feet to a point, the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southelry margin of Upland Drive; thence with the margin of the same, easterly 101 feet to the beginning.

BEING the same property conveyed to Carl H. Benz and wife, Edith Gray Benz by deed from Randall Phillips Builders, Inc., a Tennessee corporation, of record in Book 3072, page 635, Register's Office for Davidson County, Tennessee. The said Carl H. Benz having since died, property is now vested in Edith Gray Benz, a widow.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved (XX) improved ( ) property, known as 1613 Stratford Avenue Nashville, TN 37216
(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 hand this 21ST day of JULY, 1983

Edith Gray Benz - a widow -
Edith Gray Benz

STATE OF TENNESSEE }
County of Davidson }

BOOK 6102 PAGE 909

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Gray Lenz

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21ST day of JULY 19 85

Commission expires 7/21/85

Donna M. Gregory
Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Edith Gray Lenz

TO

Michael E. Sanders

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

H 6 2 9 6 8

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Jul 27 8 20 AM '85

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6102 PAGE 910

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- CO	
			119.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 125.84-	
4883A	07/27/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 9 6 8

IDENTIF. REFERENCE

JUL 27 9 20 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966539