Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert Thomas Sanders, et ux 120 Gilman Avenue Nashville, TN 37205	Same	Map 130-5 Parcel 52
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Monroe Carell, Jr. and wife, Ann S. Carell (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Robert Thomas Sanders and wife, Gene McGowan Sanders (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the plan of record in Book 1130, page 72, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant, Robert Thomas Sanders

Subscribed and sworn to before me this 31st day of January, 1984.

Notary Public
My Commission Expires: 7/2/86

This is improved property, known as 120 Gilman Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Monroe Carell, Jr.

Ann S. Carell

OFFICIAL RECEIPT

STATE OF TENNESSEE

BOOK 6224 PAGE 385

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named Monroe Carell, Jr. and wife, Ann S. Carell, the bargainors, 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 31st day of January, 1984.

Darlene T. Marsh

Notary Public

My Commission Expires: 10/9/86

OFFICIAL RECEIPT

EXHIBIT "A" BOOK 6224 PAGE 386

Land in Davidson County, Tennessee, being Lot No. 9, Block "H" on the Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, of record in Plan Book 1130, page 72, Register's Office for said County.

Said Lot No. 9 fronts 98 feet on the northerly margin of Gilman Avenue and extends back between parallel lines 210 feet to a dead line in the rear.

Being the same property conveyed to Monroe Carell, Jr. and wife, Ann S. Carell, by deed from Donald H. Treese and wife, Lois W. Treese, of record in Book 5706, page 585, said Register's Office.

RUSH

IDENTIF. REFERENCE

FEB 11 85 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

100866

2/01 933.50- CHECK

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

RECEIVED OF _____

FOR _____ BOOK 6224 PAGE 387

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
			85000.00-	CAMT.
			221.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 233.50-
			0235A02/01/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10086

IDENTIF. REFERENCE

FEB 1 11 55 AM '84

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 10534