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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,681.81

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF April 19 84.

_____
Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry F. Flemings, Jr. (NAME)	CitiCorp Homeowners Services, Inc. (NAME)	
4740 Volunteer Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 (STREET ADDRESS)	2DU-68806
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	149-5-60

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, Robert L. Sanders and wife, Mary D. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry F. Flemings, Jr. and wife, Teresa D. Flemings

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. 132 on the Plan of Section One, Terragon Trails, of record in Plat Book 4860, page 61, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Sanders and wife, Mary D. Sanders by deed from Jane S. Tidwell of record in Book 5399, Page 61, Registers Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4967, Page 406, said Register's Office.

Grantees herein agree to assume a deed of trust executed by Robert L. Sanders and wife, Mary D. Sanders to James R. Bellar, Trustee, of record in Book 5399, page 63, said Register's Office, to secure to Mercantile Mortgage Company an indebtedness in the amount of $34,250.00. Said Deed of Trust has since been assigned to CitiCorp Homeowners Services, Inc. of record in Book 5841, page 468, said Register's Office. Grantees agree to assume the escrow account in connection with this loan.

This is unimproved ( ) improved (X) property, known as 4740 Volunteer Drive, Antioch, TN 37013
(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 25th day of April, 19 84

Robert L. Sanders

Mary D. Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Sanders and wife, Mary D. Sanders

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 22nd 19 84.

Commission expires 5-20-85

Notary Public

STATE OF TENNESSEE
Davidson County

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

Robert L. Sanders

Mary D. Sanders

TO

Harry F. Flemings, Jr.

Teresa D. Flemings

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

IDENTIF. REFERENCE

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

APR 30 2 14 PM '84

I 1 8 7 4 7

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

RECEIVED OF _____

FOR _____

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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

43681.61- CAMT.
113.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.18-
2479404/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118747

IDENTIF. REFERENCE

APR 30 2 14 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32117