FORM NO. WD-1

BOOK 6547 PAGE 311

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 19 85

Notary Public

MY COMMISSION EXPIRES: 11/24/87

(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
INVESTMENT PARTNERS I (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN (NAME)	
1101 Kermit Dr #302 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	119-6
Nashville TN. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219-9985 (CITY) (STATE) (ZIP)	363

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, BILL D. SAUNDERS and wife, LINDA A. SAUNDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO INVESTMENT PARTNERS I

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:

BEING Lot No. 6 on the Plan of Whitsett Subdivision, of record in Book 5200, Page 94, Register's Office for said County and more fully described as follows:

SAID Lot No. 6 fronts 70 feet on the northwesterly margin of Whitsett Road and runs back between parallel lines 150 feet to a dead line which is a part of the southwesterly boundary of Lot No. 10.

BEING the same property conveyed to Bill D. Saunders and wife Linda A. Saunders by deed from Roy S. Jones, Trustee, and wife, Cynthia L. Jones, of record in Book 5436, page 636, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 5436, page 639, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 86/84 Whitsett Road, Nashville, Tennessee 37211
(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 hand this 17th day of APRIL, 19 85

Bill D. Saunders
BILL D. SAUNDERS

Linda A. Saunders
LINDA A. SAUNDERS

3760

STATE OF TENNESSEE
Davidson County

BOOK 6547 PAGE 312

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BILL D. SAUNDERS and wife, LINDA A. SAUNDERS,

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 17th day of APRIL, 1985.

Commission expires 10/15/86

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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

BILL D. SAUNDERS et ux

LINDA A. SAUNDERS

TO

INVESTMENT PARTNERS I

IDENTIF. REFERENCE

J01274

MAY 2 2 19 PM '85

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

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

RECEIVED OF _____

FOR _____ BOOK 6547 PAGE 313

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

51000.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
3760A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0127 4

IDENTIF. REFERENCE

MAY 2 2 10 PM '85

DAVIDSON COUNTY, TN

No. 130550