FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6744 PAGE 796

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Ramon H. Sanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-11-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Sanderson (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 161-7
5109 Leath Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 46
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	6DU-63955

FOR AND 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, First Data Systems, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Sanderson and wife, Rebecca Sanderson and Ramon H. Sanderson and wife, Anne B. Sanderson

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. 16 on the Plan of Section One, McMurray Woods, of record in Book 2900, Page 99, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to First Data Systems, Inc. by deed from William E. Jayne, Jr. and wife, Sandra Jayne of record in Book 6616, Page 543, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 3098, Page 639, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

63578

IDENTIFICATION REFERENCE

DEC 26 8 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 5109 Leath Drive, Nashville, TN 37211
XX (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 23rd day of December, 19 85

First Data Systems, Inc.

Attest:

By: Patrick L. Vaden, President

2541

STATE OF TENNESSEE
COUNTY OF

BOOK 6744 PAGE 797

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Patrick L. Vaden or proved to me on the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (xxxxxxx) to be the President and _____ respectively of the First Data Systems, Inc. the within named bargainor, and corporation, and that (he) (xxxx) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Patrick L. Vaden as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 23rd day of December 19 85

My commission expires 10-14-89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

First Data Systems, Inc.

TO

Brian S. Sanderson
Rebecca Sanderson
Ramon H. Sanderson
Anne B. Sanderson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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
			75[illegible] CRTT.	
			156.[illegible] CSTAX	
			.50 [illegible]	
			6.00 MOT [illegible]	
			CHECK	201.50-
			0041N12/26/85 BNL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 5 7 8

IDENTIFICATION REFERENCE

Dec 26 8 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204442