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FORM NO. WD-1

File # 19153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$37,000.00 Anita Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF July 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(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
BARBARA E. MARSHALL (NAME)	First Investment Company (NAME)	MAP 70-9
2405 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad Street (STREET ADDRESS)	PAR 16
Nashville, Tn 37218 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	13 DA 39325

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, JAMES CLIFFORD SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA E. MARSHALL and STANLEY T. MARSHALL, joint tenants with right of survivorship

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:

A TRACT of land in the 13th, formerly 23rd Civil District of Davidson County Tennessee, and being a part of Lots Nos 1 and 4 of the Daniel Dunavant Lands, not of record, and also being known as Tract 4 on an unrecorded copy of a survey of the lands of Minnie Powell, deceased, as shown on a survey prepared by Brokaw, Dixon and McKeen Engineers, on October 20, 1945, and described as follows:
BEGINNING at a point in the west margin of West Hamilton Road, as the most southerly corner of the property belonging to Davidson County, thence with the line of said Davidson County, property, North 30 deg West 359 feet to a point; thence North 88 deg 75 ' West 167 feet to the east line of the Curtis Land; thence with the line of same South 1 deg 15' West to the common corner of Tracts 3 and 4 of the Powell lands; thence with the line between said tracts easterly 167 feet to a point, and continuing with said line in a southeasterly direction 297.5 feet to the westerly margin of the right-of-way of West Hamilton Road; thence with the margin of the same, North 40 deg 45' East 100 feet to the point of beginning.

BEING the same property conveyed to James Clifford Sanders, subject to life estate in Katie Powell Sanders by deed from Katie Powell Sanders by deed from Katie Powell Sanders of record in Book 2796, Page 207, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2405 Buena Vista Pike, Nashville, Tn 37218
(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 his hand this 16th day of July, 19 86

James Clifford Sanders
JAMES CLIFFORD SANDERS

Mrs Anita Powell Sanders

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES CLIFFORD SANDERS and Anita Louise Sanders

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 16th day of July, 19 86

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

23187

IDENTIFICATION REFERENCE

JUL 22 11 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

JAMES CLIFFORD SANDERS

TO

BARBARA E. MARSHALL

STANLEY T. MARSHALL

Saturn & Mazer, Attorneys
Row 1
Box 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
			37000.00- CONT.	
			103.60 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 119.10-	
0405A07/22/66			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2318 7

IDENTIFICATION REFERENCE

JUL 22 11 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273716