BOOK 7120 PAGE 979 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,000.00 Mutual Assent
Amount

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-29-87
(AFFIX SEAL)

File # 20357
Loan # 134639-9

Box 9

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
DAVID W. MILLER (NAME)	CityFed Mortgage Company (NAME)	MAP 72-14
1507 E. Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 241
Nashville, Tn 37207 (CITY) (STATE) (PO ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	27W 25875

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 JASPER WAYNE SANDERS, JOSEPH C. SANDERS (a/k/a JOSEPH CONRAD SANDERS), et ux SHIRLEY G. SANDERS, DELORES ANNETTE ~~SANDERS, BEVERLY GAIL HUMPHREY, et vir DEBORAH KAY JORDAN, et vir~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. MILLER etux LISA B. MILLER

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 the westerly 35 feet of Lot No. 73 and the easterly 25 feet of Lot No. 74 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26 in the Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee. SAID Parts of Lots Nos. 73 and 74 front together 60 feet on the northerly side of Douglas Avenue and run back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Hughie J. Sanders and wife, Nannie Mildred Sanders. The said Hughie J. Sanders and wife, Nannie Mildred Sanders both having since died, the said Hughie J. Sanders predeceasing Nannie Mildred Sanders. Property is now vested in the heirs at law of Nannie Mildred Sanders by Will No. 77638, recorded in the Probate Court for Davidson County, Tennessee. Jasper Wayne Sanders, Joseph Conrad Sanders, Delores Annette Sanders, Beverly Gail and Deborah K. Jordan, being all the heirs at law of Nannie Mildred Sanders. Their respective spouses will join in this conveyance for the express purpose of conveying their marital rights in subject property.

Joseph Conrad Sanders and Joseph C. Sanders are one and the same person

8829 1 THE ATTACHED INSTRUMENT WAS FILED FOR REGISTRATION JAN 29 1 52 PM 87 RECORDED IN BOOK ... PAGE ... DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 1507 E. Douglas Avenue, Nashville, Tn 37207
(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 26th day of January, 19 87

Jasper Wayne Sanders
JASPER WAYNE SANDERS

Joseph C. Sanders by Atty in Fact
JOSEPH C. SANDERS
By Delores A. Sanders, Atty. in Fact

Delores Annette Sanders
DELORES ANNETTE SANDERS

Deborah K. Jordan
DEBORAH K. JORDAN

Shirley G. Sanders by Delores A. Sanders Atty in Fact
SHIRLEY G. SANDERS
By: Delores A. Sanders, Atty in Fact

Beverly Gail Humphrey
BEVERLY GAIL HUMPHREY

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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 Jasper Wayne Sanders Deborah K. Jordan, Delores Anne He Sander's And Beverly Gail Humphrey

the bargainor 5, 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 26th day of January, 19 87.

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 _____

WARRANTY DEED

FROM ESTATE OF NANNIE M. SANDERS

TO DAVID W. MILLER
LISA B. MILLER

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26TH day of January, 1987, before me personally appeared Delores A. Sanders to me known to be the person who executed the foregoing instrument in behalf of Joseph C. Sanders etux Shirley G. Sanders as THIER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said Joseph C. Sanders et ux Shirley G. Sanders.

Witness my hand and official seal at Nashville, Tennessee, this the 26TH day of January, 1987.

My Commission Expires: 4-19-87

Notary Public

OFFICIAL RECEIPT

PHILIP J. WILLIAMS, 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

[illegible] CAPT.
109.20 CSTAX
.50 PRFEE
6.00 MDE TX
CHECK 115.70-
4046401/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88291

IDENTIFICATION REFERENCE

JAN 29 1 52 PM '87

PHILIP J. WILLIAMS, II REGISTER
DAVIDSON COUNTY, TN

No39839