BOOK 7169 PAGE 945

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

JOSEPH L. CARNEY
1703 LITTON AVENUE
NASHVILLE, TENNESSEE 37216

MORTGAGEE(S):

THE LOMAS & NETTLETON COMPANY
2001 Bryan Tower
Dallas, Texas 75201

SEND TAX BILLS TO:

THE LOMAS & NETTLETON COMPANY
2001 Bryan Tower
Dallas, Texas 75201

MAP AND PARCEL NOS.:

MAP 72-11
PARCEL 447
15D-56665

IDENTIFICATION REFERENCE

0 4 4 5 2

MAR 17 8 34 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 49,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Joseph L. Carney
AFFIANT

Subscribed and sworn to before me this, the 12th day of March, 1987.

Diane L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JACQUELINE SANDERS, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said JOSEPH L. CARNEY, hereinafter referred to as " GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1703 Litton Avenue, Nashville, Tennessee 37216.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and I covenant with the Grantee(s), her heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 12th day of March, 1987.

Jacqueline Sanders
JACQUELINE SANDERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named JACQUELINE SANDERS, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 12th day of March, 1987.

Diane L. McGuire
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being the easterly 40 feet on Lot No. 112 and the westerly 15 feet of Lot No. 113 on the Map of Riverside Drive Subdivision, as of record in Book 974, page 60 and 61, Register's Office for said County, described as follows:

Said part of Lot No. 112 and 113 adjoin and front together 55 feet on the northerly side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jacueline Sanders by deed from Curtis G. Doss et ux, Lena Doss of record in Book 5872, page 92, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. The Plan of record in Book 974, page 60, said Register's Office.

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

49500.00- CAMT.
138.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 151.10-
2530A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04492

IDENTIFT REFERENCE

MAR 17 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57635