6074 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7290 PAGE 350

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN R. SANDERSON (NAME)	SECURITY FINANCIAL (NAME)	Map 173-1
425 Cedarcreek Trail (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	Parcel 276
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63131 (CITY) (STATE) (ZIP)	FB# 5DU-77341

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, DOMINION PROPERTIES, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN R. SANDERSON and wife, MARY C. SANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 4-B on the Plan of Zone Lot Division Lots 1, 2, 3 & 4, Monte Carlo, Section 3-A, as of record in Plat Book 5800, page 150, amended in Plat Book 6250, page 971, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Dominion Properties, a Tennessee partnership, by Trustee's deed from B. Gail Reese, Trustee of record in Book 6319, Page 968, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress and egress upon that portion of the concrete driveway located on Lot 4-A on the Plan of Zone Lot Division Lots 1, 2, 3 & 4, Monte Carlo, Section 3-A, necessary for access to Lot 4B.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 5800, page 150, amended in Plat Book 6250, page 971, said Register's Office.

IDENTIFICATION REFERENCE 43600

JUL 8 8 42 AM '87
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) / unimproved ( ) property, known as 425 Cedarcreek Trail, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of July, 1987.

DOMINION PROPERTIES
By: H. Lee Barfield, II, Partner

By: Karl VanDevender, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl VanDevender, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Dominion Properties the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, t execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 19 87.

My commission expires March 11, 1990 Notary Public

~~STATE OF TENNESSEE~~
COUNTY OF Williamson BOOK 7290 PAGE 351

Before me, the undersigned, a Notary Public of 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 ~~_____~~ self to be _____ of the ~~DOMINION~~ PROPERTIES, a Tennessee partnership, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at Brentwood, Tennessee

this ~~1st~~ day of ~~July~~, 19 ~~87~~.

_____ Notary Public

~~Commission expires~~ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H Lee Barfield, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Dominion Properties the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of July, 1987.

Notary Public

My Commission Expires:
5-13-89

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~135,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 87

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DOMINION PROPERTIES, a Tennessee partnership

TO

KEVIN R. SANDERSON and wife, MARY C. SANDERSON

PLEASE RETURN TO: File

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7290 PAGE 352

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
			35000.00 CA.11.	
			98.00 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	104.50
			7392A07/08/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43600

IDENTIFICATION REFERENCE

JUL 8 8 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101613