STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 47,416.19

Affiant

Subscribed and sworn to before me this the 31st day of August, 1987.

Notary Public

My commission expires: 10-11-88

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bruce E. Sanders, et ux.	National Mortgage Co.	108-3-A-45
923 Patio Drive	4041 Knight Arnold Rd.	3D 89010
Nashville, Tennessee 37214	Memphis, Tenn. 38118	

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Kathy L. Thomas, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bruce E. Sanders and wife, Eyvon Sanders, 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 certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27, Unit 45, in a Horizontal Property Regime as shown on the Condominium Sit Plan of Phase II, Section 3, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy L. Thomas, unmarried, by deed from Wilma A. Wheat, unmarried, by deed of record in Book 7094, Page 127, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Patio Villa of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office.

Grantees herein expressly assume a deed of trust of record in Book 6792, Page 78, Register's Office for Davidson County, Tennessee, and join in this instrument for that purpose.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind myself, my 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 our hands this 31st day of August, 1987.

BRUCE E. SANDERS
Grantee

EYVON SANDERS
Grantee

KATHY L. THOMAS
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Bruce E. Sanders and wife, Eyvon Sanders, and Kathy L. Thomas, 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 31st day of August, 1987.

NOTARY PUBLIC

My commission expires: 10-11-88

6114

IDENTIFICATION REFERENCE

SEP 1 9 33 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 504

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

4741 6.12- CONT.
132.72 COTAX
.50 PRFEE
6.00 WDEED
CHECK 139.22-
/823A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 1 4.

IDENTIFICATION REFERENCE

SEP 1 9 33 AM '87

DAVIDSON COUNTY, TN

No. 11608