Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joyce A. Holloway 126 Cheshire Court Goodlettsville, TN. 37072	Sovran Bank P.O. Box 121999 Nashville, TN. 37212	MAP 26-6 PARCEL 68 GO 20389

WARRANTY DEED

0917 01/25 0101 030HEDH 185.40

BOOK 7455 PAGE 330

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged,

Laura Kathleen Sanderson , unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joyce A. Holloway

hereinafter called the Grantee, Grantee's 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. 39 on the plan of Re-subdivision of Windsor Green Phase I Section III Lots 27-48, of record in Book 6200, page 233, Register's Office for said County.

SAID Lot No. 39 fronts 22.36 feet on the northerly margin of Cheshire Court and extends back 99.29 feet on the broken southerly line and 140.74 feet on the northerly line to a line in the rear, measuring 95.69 feet thereon.

BEING the same property conveyed to Laura Kathleen Sanderson by deed from Randall Phillips Builders, Inc. of record in Book 6742, page 491, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6406, page 929, and Book 6406,, page 942, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 6742, page 494, and re-recorded in Book 6768, page 325,, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

The undersigned Seller hereby agrees to give possession of above property on or before February 1, 1988.
This is (~~an~~ improved property, known as 126 Cheshire Court, Goodlettsville, TN. 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of January, 1988.

Laura Kathleen Sanderson

Laura Kathleen Sanderson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of January, 1988, before me personally appeared Laura Kathleen Sanderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7455 PAGE 331

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,871.70.

Joyce A. Holloway
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

99858

IDENTIFICATION REFERENCE

JAN 25 11 17 AM '88

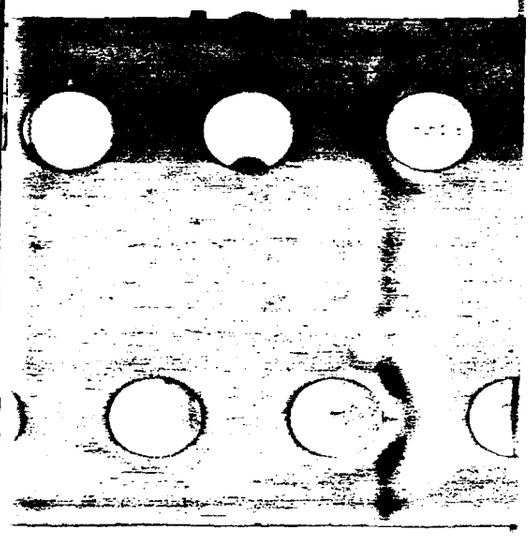
DAVIDSON COUNTY, TN

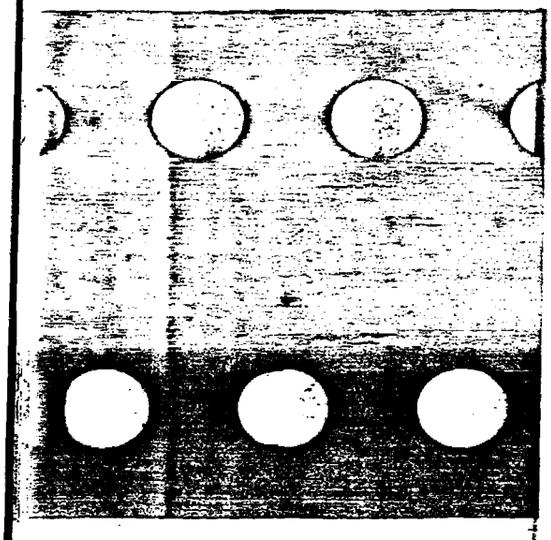
WARRANTY DEED

from:
Laura Kathleen Sanderson

to:
Joyce A. Holloway

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 332

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	63871.70
CON TX	178.72
PRFEE	0.50
WDEED	6.00
TOTAL	185.42
CHECK	185.42

01/25/88 01 11:19 0001 0917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9 8 5.8.

IDENTIFI REFERENCE

JAN 25 11 17 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 55842