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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,800.00

Janie Darlene Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1988

Cynthia Forrester
Notary Public

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

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Timothy Wayne Sanders and Janie Darlene Morris (NAME)	Sovran Mortgage Corporation (NAME)	83-6-151
215 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	3401 West End Avenue (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

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, Howard Wilson and Jay Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Wayne Sanders and Janie Darlene Morris

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 Lot No. 14 on the Map of Beaumont Place of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of Scott Avenue and runs back between lines 195 feet 9 inches on the northerly line and 192 feet 6 inches on the southerly line to an alley in the rear on which it measures 50 feet 2 inches.

Being the same property conveyed to Howard Wilson and Jay Reynolds, by deed from Gary D. Wood, Substitute Trustee, of record in Book 7478, page 381, Register's Office for Davidson County, Tennessee.

Said property is not the principal place of residence of either of the grantors.

40943

IDENTIFICATION REFERENCE

JUN 16 1 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

6447 06/16 0101 03CHECK 78.74

unimproved ( )
this is improved (X) property, known as 215 Scott Avenue, Nashville, TN 37206
(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 our hands this 14th day of June, 1988

Howard Wilson

Jay Reynolds

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Cynthia F. Medlin, a Notary Public in and for said County and State, the within named Howard Wilson & Jay Reynolds

the bargainor S, 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 14th day of June, 1988.

Commission Expires 5-13-89

Cynthia F. Medlin
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

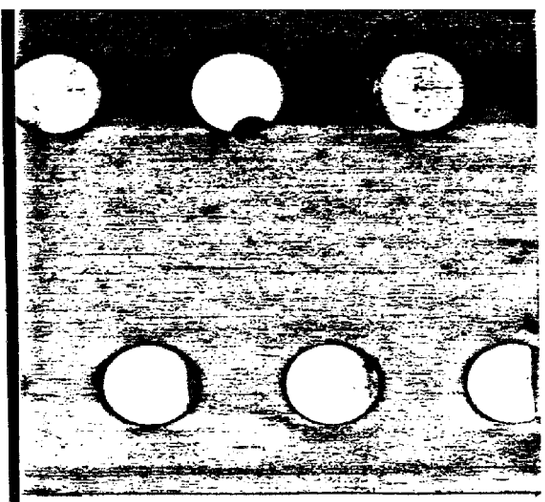
HOWARD WILSON and JAY REYNOLDS

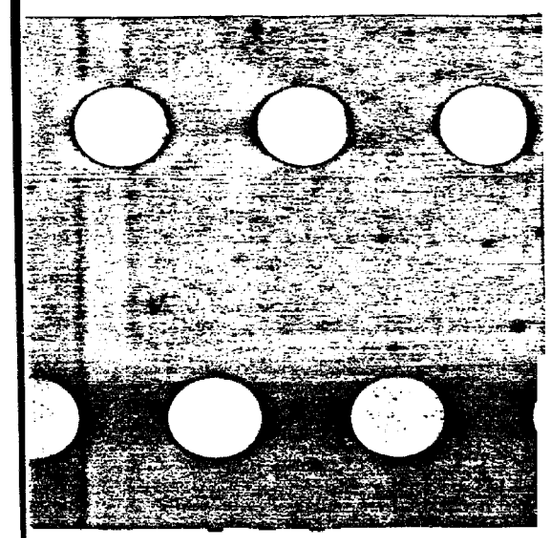
TO

TIMOTHY WAYNE SANDERS and JANIE DARLENE MORRIS

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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 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 25800.00
				CON TX 72.24
				PRFEE 0.50
				WDEED 6.00
				TOTAL 78.74
				CHECK 78.74
06/16/88		01		13:39 0001 6447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40943

IDENTIFI REFERENCE

JUN 16 1 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103268