This Instrument Prepared By: Howard M. Taradash
338 46th Ave. North
Nashville, Tennessee 37208

FROM: EVA B. SANDERS
TO: CARL BONNER

BOOK 7583 PAGE 205

JUN 24 3 52 PM '88

43817

ADDRESS NEW OWNER: CARL BONNER
2402 ALBION STREET
NASHVILLE, TENN 37208

SEND TAX BILL TO: Carl Bonner
881-A Sharpe Avenue
Nashville, Tenn 37206

MAP: [illegible] PARCEL: 154 FIELD BOOK 81W 02965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 12,000.00.

Carl P Bonner
Affiant

Subscribed and sworn to before me this the 21st day of June, 1988.

Howard M. Taradash
Notary Public

My Commission Expires: 3 March, 1992

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of creating an Estate Fee Simple in Carl Bonner, I, Eva B. Sanders, by these presents do hereby quitclaim and convey unto the said Carl Bonner, his heirs and assigns, the following described tract of parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 of Block 8 on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 170 fronts 50 feet on the northerly side of Albion Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Hubert G. Sanders and wife, Eva B. Sanders by Deed from Manuel Benderman and wife, Clara Benderman, of record in Book 1512, page 241, Register's Office for said County; the said Hubert G. Sanders having since died on the 10th day of October, 1972.

(The foregoing description was furnished by Eva B. Sanders.)

This is improved property known as 2402 Albion Street, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In Witness Whereof I have hereunto set my hand on this the 21st day of June, 1988.

Eva B Sanders

9844 06/24 0101 01CASH 40.10

Eva B. Sanders.

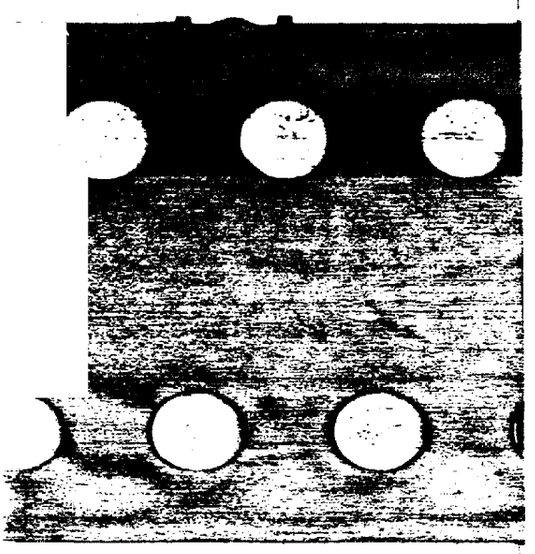
STATE OF TENNESSEE
COUNTY OF DAVIDSON

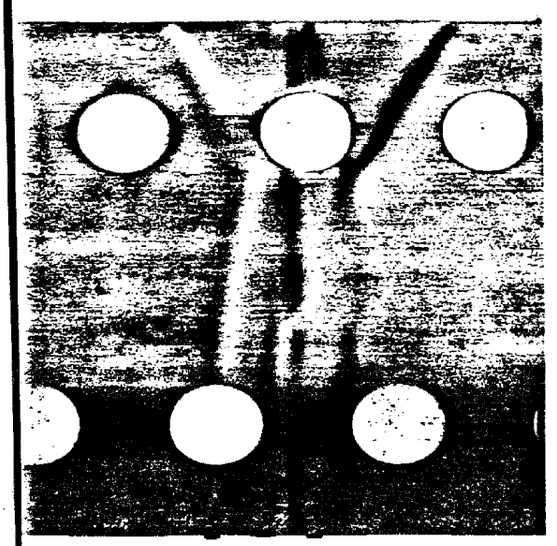
Personally appeared before me, , a Notary Public in and for said County and State, the within named, Eva B. Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknolwedged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1988.

Notary Public

My Commission Expires: 6-10-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 7583 Page 205-A

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 12000.00
				CON TX 33.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 40.10
				CASH 40.10

06/24/88 01 15:57 0001 9844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4381.7

IDENTIFICATION REFERENCE

JUN 24 3 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106620