This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
CHARLES M. SANDERS and wife,
JO ANN SANDERS
2309 Winford Avenue
Nashville, TN 37211

SEND TAX BILLS:
2720 Druid Drive
Nashville, TN 37210

MORTGAGEE:
DOMINION BANK OF MIDDLE TENNESSEE
2419 Lebanon Road
Nashville, TN 37214

MAP-PARCEL:
MAP: 118
GROUP: 8
PARCEL: 27.00

BOOK 7615 PAGE 750

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, William T. Wooten and wife, Linda Wooten, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles M. Sanders and wife, Jo Ann Sanders, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Granview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.
>
> Said Lot No. 115 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to William T. Wooten and wife, Linda Wooten, by Warranty Deed from William C. Wooten, dated December 11, 1974, of record in Book 4874, Page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as 2309 Winford Avenue, Nashville, Tennessee, 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles M. Sanders and wife, Jo Ann Sanders, their heirs and assigns, forever; and we, William T. Wooten and wife, Linda Wooten, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 27th day of July, 1988.

William T. Wooten
WILLIAM T. WOOTEN

Linda Wooten
LINDA WOOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William T. Wooten and wife, Linda Wooten, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

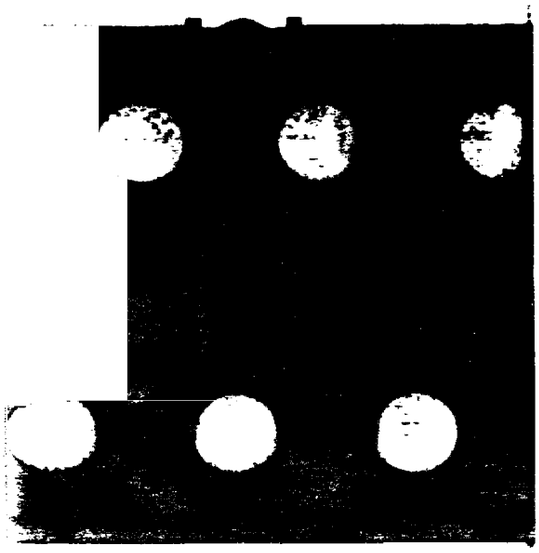
The actual value or consideration, whichever is greater, for this transfer is $34,000.00.

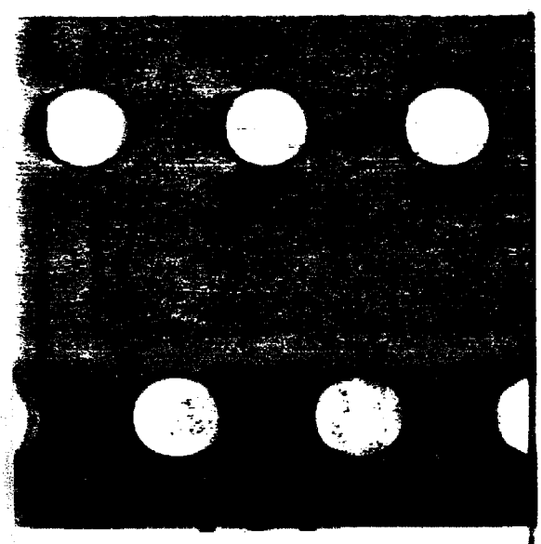
AFFIANT

Subscribed and sworn to before me this 27th day of July, 1988.

NOTARY PUBLIC
My Commission Expires: 5-13-90

RUSH
54900
IDENTIFICATION
AUG 2 11 33 AM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 752

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	34000.00
CON TX	112.20
PRFEE	0.50
WDEED	6.00
TOTAL	118.70
CHECK	118.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2713

54900

IDENTIFICATION REFERENCE

Aug 2 11 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119315