This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNERS:
MARK D. SANDERS, et al
4512 Woodside Circle
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
Bailey Mortgage Company
200 South Lamar Street
Post Office Box 1389
Jackson, MS 39215-1389

MAP AND PARCEL:

Map	64
Group	8
Parcel	60

04D-50139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and in consideration of the assumption by Grantees of the existing first mortgage loan, as evidenced by a deed of trust of record in Book 5389, page 574, Register's Office for Davidson County, Tennessee, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, RICHARD M. HITE and wife, MARY SUSAN HITE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK D. SANDERS, as to a one-half undivided interest as tenant in common with RUSSELL A. SANDERS and wife, YVONNE P. SANDERS, tenants by the entireties as to the other one-half undivided interest, and hereinafter called collectively referred to as 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. 47 on the Plan of Woodside Subdivision, of record in Book 5050, page 75, Register's Office for said County, described as follows:
>
> Beginning on the northerly margin of Woodside Circle at the corner of Lots Nos. 47 and 48; thence with the line between said two lots northerly 157 feet; thence with the line between Lots Nos. 46 & 47 westerly 201.77 feet to the easterly margin of Woodside Circle; thence with the same southerly 53.77 feet, southeasterly 153.88 feet and easterly 100 feet to the beginning.
>
> Being the same property conveyed to Richard M. Hite and wife, Mary Susan Hite by deed from Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company, dated January 25, 1979, as of record in Book 5389, page 572, Register's Office for Davidson County, Tennessee.

This is improved property known as 4512 Woodside Circle, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5165, page 321, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 5050, page 75, said Register's Office, including a 30 foot minimum building setback line from Woodside Circle.

As a portion of the consideration for this conveyance, Grantees herein assume and promise to pay as due the existing first mortgage indebtedness, as evidenced by a deed of trust of record in Book 5389, page 574, said Register's Office. The escrow account as it relates to said loan is transferred to Grantees. Real property taxes for 1988 have been settled between the parties and will be paid by Grantees, from escrow.

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, RICHARD M. HITE and wife, MARY SUSAN HITE 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.

Witness our hands this the 31st day of August, 1988.

Richard M. Hite
RICHARD M. HITE

Mary Susan Hite
MARY SUSAN HITE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RICHARD M. HITE and wife, MARY SUSAN HITE, 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 Mt. Juliet, Tennessee, this the 31st day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $84,310.31.

Mark D Sanders
AFFIANT

Subscribed and sworn to before me
this 31st day of August, 1988.

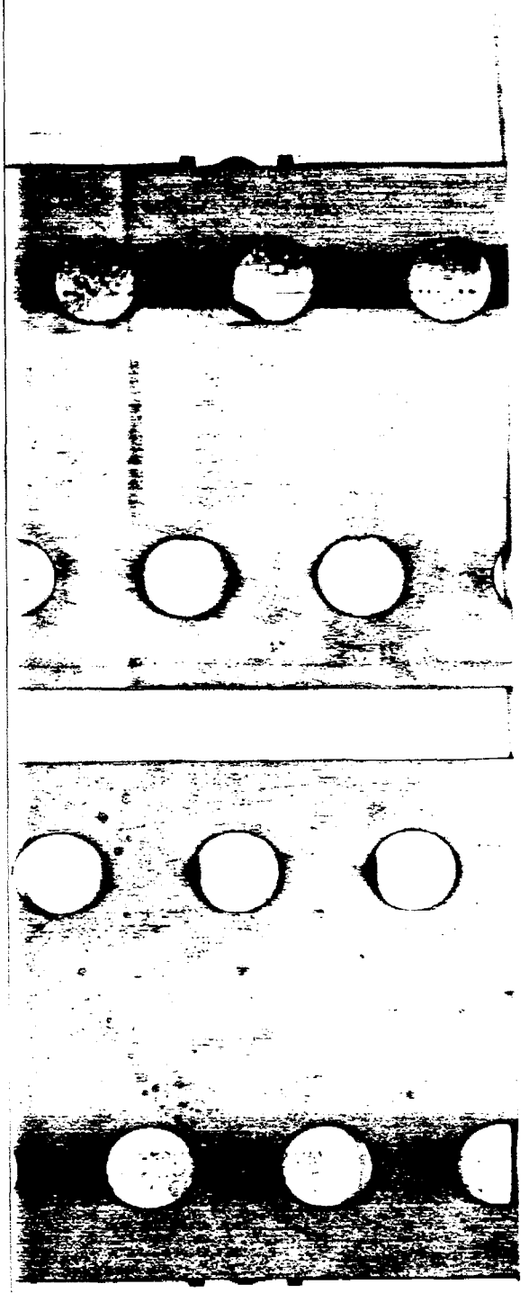
NOTARY PUBLIC
My Commission Expires: 4-2-89

6 3 7.9 6.

IDENTIFICATION REFERENCE

Sept 1 8 44 AM '88

2753 07/01 0101 03SHEEK 287.69



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 563

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	84310.31
CON TX	278.19
PRFEE	0.50
WDEED	9.00
TOTAL	287.69
CHECK	287.69

09/01/88 01 08:44 0001 2753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 7 9 6

IDENTIFICATION REFERENCE

Sept 1 8 44 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 129440