FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

C. Scott Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1989

Notary Public

MY COMMISSION EXPIRES: 10-9-89
(AFFIX SEAL)

BOOK 7871 PAGE 550

THIS INSTRUMENT WAS PREPARED BY

RONALD G. TURNER, 2021 Richard Jones Road, Suite 350, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Scott Saunders (NAME)	(SAME) (NAME)	158-3
6112 Gardendale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(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 JOSEPH SCHRODI, III and PHYLLIS JEAN SCHRODI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. SCOTT SAUNDERS and wife, SUSAN C. SAUNDERS

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. 79 on the Plan of Hillsboro Park, Section II, of record in Book 2331, Pages 61 and 62, Register's Office for said County.

SAID Lot No. 79 fronts 209.1 feet on the southerly side of Gardendale Drive and extends back 359.4 feet on the easterly line and 306 feet on the westerly line to a dead line in the rear on which it measures 160.7 feet.

BEING the same property conveyed to Joseph Schrodi, III and wife, Phyllis Jean Schrodi by deed from Theodore G. Pappas and wife, Annette D. Pappas of record in Book 6452, Page 579, Register's Office for said County. The said Joseph Schrodi, III and Phyllis Jean Schrodi having since been divorced.

43434

FILED FOR RECORD
JUN 22 2 20 PM '89
DAVIDSON COUNTY, TENN.

7760 06/22 0101 03CHECK 486.65

unimproved ( )
This is improved (XX) property known as 6112 Gardendale Drive, Nashville TN 37215
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 hand s this 22nd day of June, 1989

JOSEPH SCHRODI, III

PHYLLIS JEAN SCHRODI

STATE OF TENNESSEE }
Davidson County }

BOOK 7871 PAGE 551

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Schrodi, III and Phyllis Jean Schrodi

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 22nd day of June, 1989.

Commission Expires 10-9-91

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

JOSEPH SCHRODI, III and

PHYLLIS JEAN SCHRODI

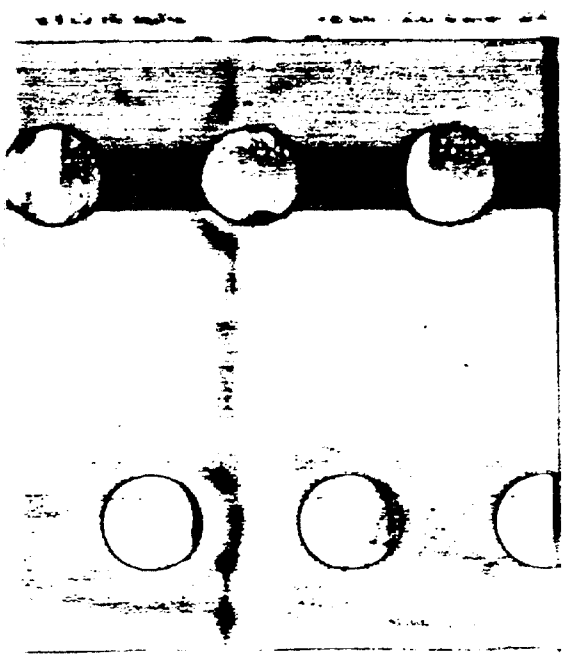
TO

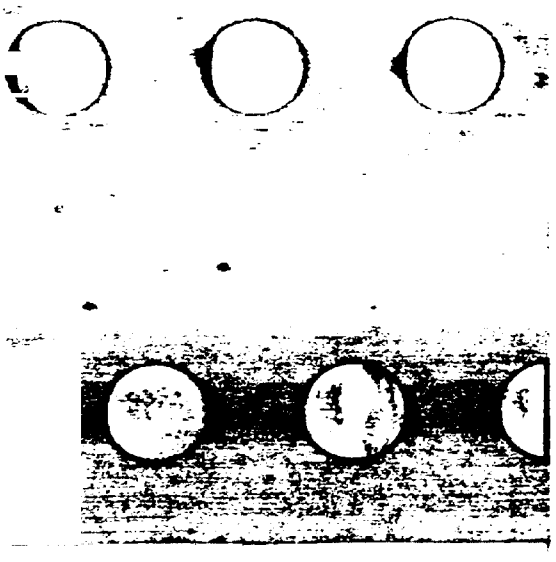
C. SCOTT SAUNDERS and wife,

SUSAN C. SAUNDERS

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 _____

BOOK 7871 PAGE 552

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 145500.00
				CON TX 480.15
				PRFEE 0.50
				WDEED 6.00
				TOTAL 486.65

CHECK 486.65

06/22/89 01 14:22 0001 7760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43434

IDENTIFICATION

JUN 22 2 20 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 222059