This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348
(615) 244-2070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,365.92.

Michael R. Scott
Affiant

Sworn to and subscribed before me this 24th day of July, 1992.

Kelly R. Haught
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
5-20-92

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Rudolph E. Sanders, Jr., et ux 21 Vaughns Gap Road Unit 21 Nashville, TN 37205	Metropolitan Federal Savings & Loan 230 Fourth Avenue, North Nashville, TN 37219	129-15-A-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration including the assumption by the Grantees hereinafter named of the unpaid principal balance of a certain promissory note payable to United Residuals, Ltd. and secured by a Deed of Trust of record in Book 7713, page 264, Register's Office for Davidson County, Tennessee, and assignment of said Deed of Trust to Metropolitan Federal Savings and Loan Association of record in Book 7713, page 274, and re-recorded in Book 7759, page 756, said Register's Office, and the assumption of the monthly association fee in the amount of $107.00, we, MICHAEL R. SCOTT and wife, SARA C. SCOTT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RUDOLPH E. SANDERS, JR. and wife, ANDREA D. SANDERS, 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:

> Unit No. 21 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together

with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Michael R. Scott and wife, Sara C. Scott by warranty deed from United Residuals, Limited, a Tennessee Limited Partnership of record in Book 7713, page 261, Register's Office for Davidson County, Tennessee.

This is improved property known as 21 Vaughns Gap Road, Unit 21, Belle Meade Highlands Condominiums, Nashville, Tennessee 37205.

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 24th day of July, 1989.

Michael R. Scott

Michael R. Scott

Sara C. Scott

Sara C. Scott

Rudolph E. Sanders, Jr.

Rudolph E. Sanders, Jr.

Andrea D. Sanders

Andrea D. Sanders

A/K/A Andrea De Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Scott and Sara C. Scott, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:

5-20-92

8520 07/25 0101 03CHECK 225.82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudolph E. Sanders, Jr. and Andrea D. Sanders, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1989.

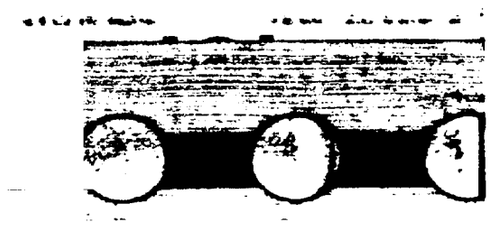
NOTARY PUBLIC

My Commission Expires:

5-20-92

FILED & RECORDED
DAVIDSON COUNTY, TN
Jul 25 10 05 AM '89
REGISTER'S OFFICE

5 1 9 0 9



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7896 PAGE 570

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	65365.92
CON TX	215.82
PRFEE	1.00
MDEED	9.00
TOTAL	225.82
CHECK	225.82

07/25/89 01 10:06 0001 8520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 1. 9. 0. 9.

IDENTIFICATION REFERENCE

JUL 25 10 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 232150