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Bar 34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

70,000.00 Terry A. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 89.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-27-93

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry A. Sanders (NAME)	CityFed Mortgage Company (NAME)	MAP 134-13
4808 Shirmar Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 138
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	5DU 11473

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, Dennis Howard Bonner, James Danny Bonner, Linda Dianne Bussell and Delia Kay Rosson, and Amy Denise Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry A. 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:

Being Lot No. 223 on the Plan of Kenilworth Estates, Section 4, as of record in Plat Book 3300, pages 34, 35 & 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Bonner and wife, Bernadine Bonner by deed of record in Book 4233, page 339, Register's Office for said County. The said James G. Bonner and wife, Bernadine Bonner having since deceased, intestate, the grantors herein are the Heirs at Law of the aforementioned individuals as per Affidavit as to Heirs at Law in Book 7522, page 779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

IDENTIFICATION REFERENCE
AUG 29 9 26 AM '89
REGISTER OF DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4808 Shirmar Drive, Nashville, TN 37211
(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 hands this 25th day of August, 19 89

James Danny Bonner

Dennis Howard Bonner

Delia Kay Rosson

Linda Dianne Bussell

Amy Denise Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Danny Bonner, Linda Dianne Bussell, Delia Kay Rosson and Amy Denise Boyd

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 1989

Commission expires 2-27-93

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Amy Denise Boyd, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Dennis Howard Bonner, and acknowledged that she executed the same as the free act and deed of the said Dennis Howard Bonner.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1989.

My Commission Expires:

2-27-93

Notary Public

WARRANTY DEED

FROM

Dennis Howard Bonner, Amy Denise Boyd, James Danny Bonner, Delia Kay Rosson, & Linda Dianne Bussell

TO

Terry A. Sanders

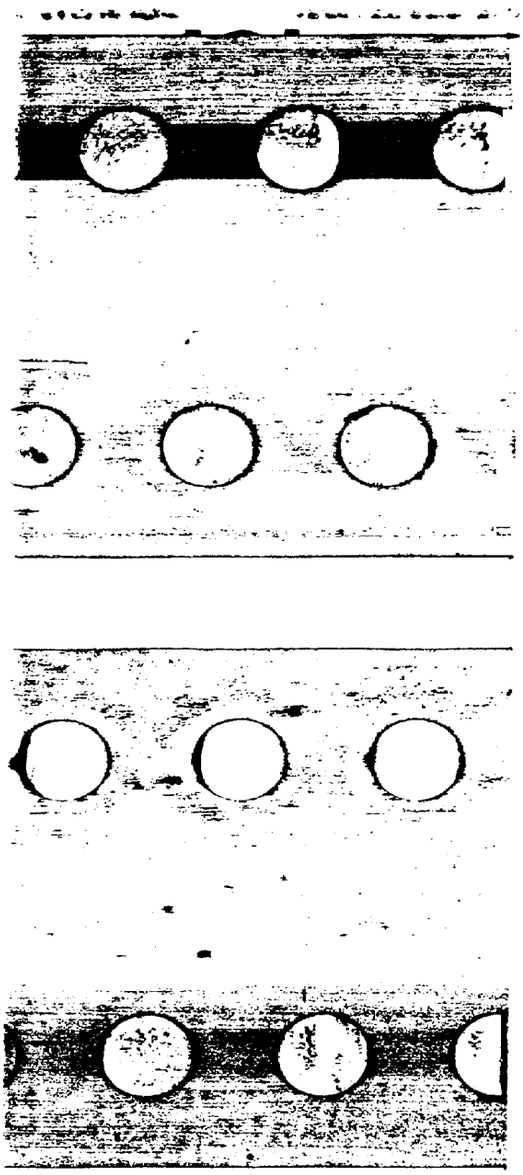
Return to:

LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

0228 08/29 0101 03CHECK 238.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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	70000.00
CON TX	231.00
PRFEE	1.00
WDEED	6.00
TOTAL	238.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 238.00

08/29/89 01 09:28 0001 0228

6159.4.

IDENTIFICATION REFERENCE

AUG 29 9 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243436