STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: 5-20-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Stilz	Countrywide Funding Corporation	10D 51853
(NAME)	(NAME)	
1995 Baker Road	155 N.Lake Ave., P.O. Box 7137	12-169
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Pasadena, CA 91109-7137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Hugh Sanders and wife, Carol Sue Garland Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Stilz and wife, Linda M. Stilz

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:

A certain tract or parcel of land lying and being in the 10th Civil District of Davidson County, Tennessee. Bounded on the north by Thomas W. Tobitt, on the east by Tract Two, on the south by Baker Road and on the west by Terrell H. Sensing and shown as Lot No. 1 on the Plan of Subdivision of Jeffrey A. Stromatt et ux property of record in Book 6900, page 965, Register's Office for said County, being more particularly described as follows:

Beginning on a iron pin (set) in the north right-of-way of Baker Road, said pin being the southwest corner of Tract Two and the southeast corner of Tract One; thence leaving said right-of-way and with Tract Two, North 38 deg. 56 min. 58 sec. East 441.41 feet to an iron pin (set); thence with Tract Two North 50 deg. 49 min. 18 sec. West 347.81 feet to an iron pin (set), said pin being the northwest corner of Tract Two and also a point in the line of Terrell H. Sensing; thence with the line of Terrell H. Sensing South 26 deg. 54 min. 25 sec. West 460.65 feet to an iron pin (found) in the north right-of-way of Baker Road; thence with said right-of-way South 52 deg. 48 min. 21 sec. East 251.82 feet to the point of beginning, containing 3.07 acres, more or less, according to a survey dated July 21, 1988, and on file in the office of Johnson and Dillehay Land Surveying, 333 H Nashville Pike, Gallatin, TN 37066, Job No. 88087.

Being the same property conveyed to Hugh Sanders, unmarried, and Carol Sue Garland, as joint tenants with right of survivorship, by deed from Hugh Sanders, unmarried, of record in Book 7639, page 394, Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 1995 Baker Road, Goodlettsville, TN 37072
(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 13th day of November 19 89

Hugh Sanders

Carol Sue Garland Sanders

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee. The said Hugh Sanders and Carol Sue Garland having since married, now being Hugh Sanders and wife, Carol Sue Garland Sanders.

83385

IDENTIF. REFERENCE

May 20 12 42 PM '83

FELIX [illegible]
DAVIDSON COUNTY TN.

5977 11/20 0101 03CHECK 432.07

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 Hugh Sanders and wife, Carol Sue Garland Sanders

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 Madison, Tennessee this 13th day of November, 19 89.

Commission expires 5-22-92

Bruce B. Donehue
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

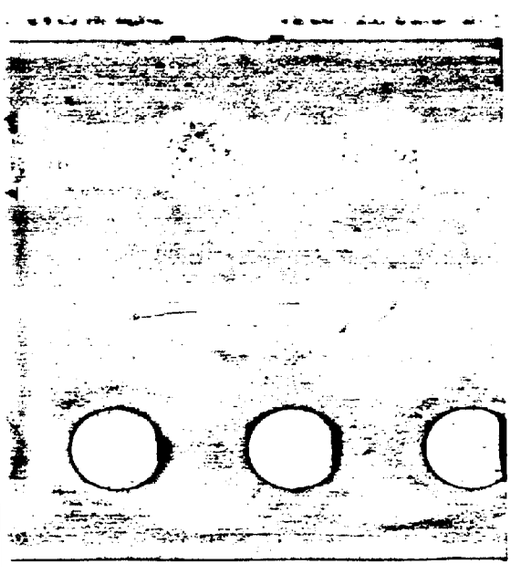
_____
Notary Public

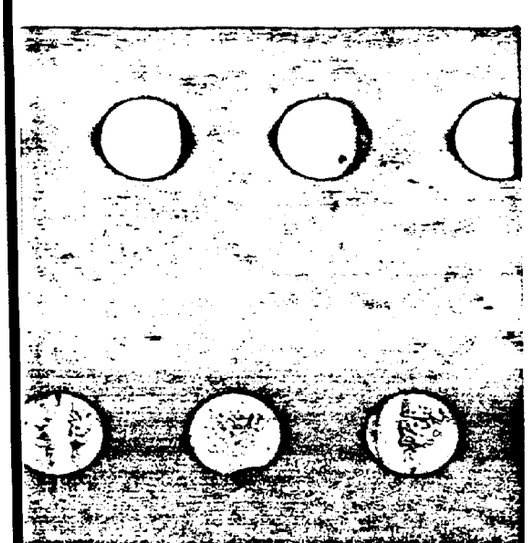
WARRANTY DEED

FROM
Hugh Sanders and wife, Carol Sue Garland Sanders

TO
William A. Stilz and wife, Linda M. Stilz

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 692

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 127900.00
				CON TX 422.07
				PRFEE 1.00
				WDEED 9.00
				TOTAL 432.07
				CHECK 432.07

11/20/89 01 12:41 0001 5977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83385

IDENTIF. TREFERENCE

NOV 20 12 42 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 268787