WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 119772.12.

Paulette D. Langford
Affiant

SWORN to and subscribed before me on this the 20 day of February, 1990.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-16-93

MORTGAGEE:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Wayne Langford et ux	Mortgagee citizens	075-08-0
3040 Edgemont Dr.	30 Wardher St	272.230
Nashville Tenn 37214	Springfield Ohio 45501	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, RANDAL W. SANDERSON and wife, TAMARA A. SANDERSON, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto WAYNE LANGFORD and wife, PAULETTE LANGFORD, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Zone Lot Nos. 11A and 11B on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, page 350, This as amended in Plat Book 6250, page 625, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Randal W. Sanderson and wife, Tamara A. Sanderson, by deed from David L. Kelley and wife, Linda N. Kelley, Nevin H. Downs and wife, Myrtianne P. Downs, and Gary L. Nelson, Jr., of record in Book 6734, page 638, and by deed from Gary L. Nelson and wife, Donna M. Nelson, of record in Book 6957, page 138, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 20th day of February, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDAL W. SANDERSON **TAMARA A. SANDERSON**

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RANDAL W. SANDERSON and wife, TAMARA S. SANDERSON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 26 day of February, 1990.

NOTARY PUBLIC

My Commission Expires: 8-16-93

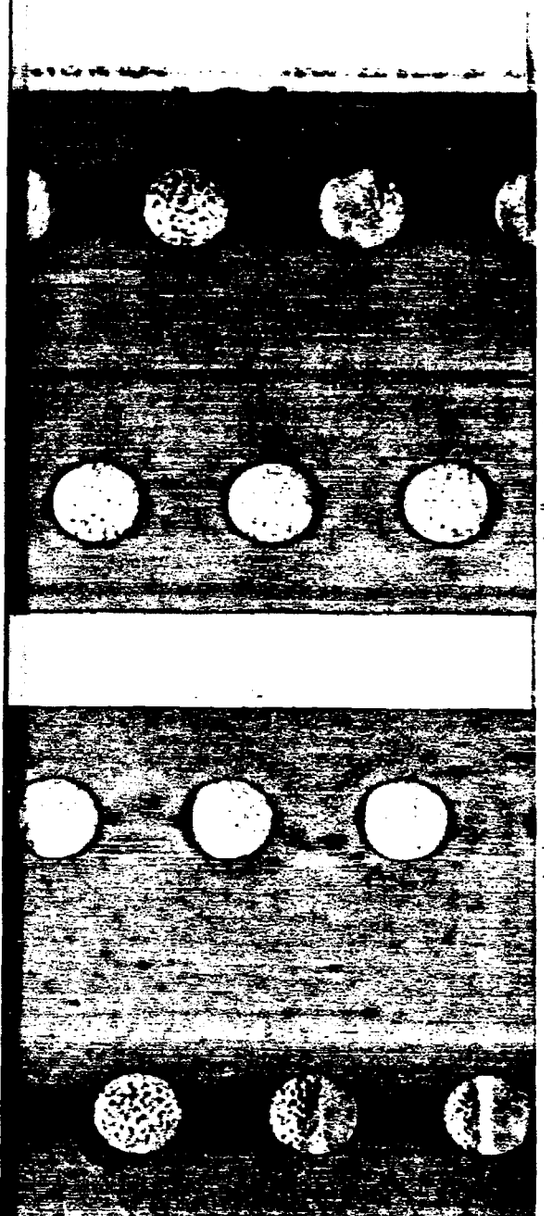
11227 4 0.

IDENTIFICATION REFERENCE

MAR 22 9 18 AM '90

DAVIDSON COUNTY TN.

4710 03/22 0101 03CHECK 402.34



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

RECEIVED OF _____

FOR _____

BOOK 8069 PAGE 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 119972.12
CON TX 395.34
PRFEE 1.00
WDEED 6.00
TOTAL 402.34
CHECK 402.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/90 01 09:17 0001 4710

12740

IDENTIF. TREFERENCE

MAR 22 9 18 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 303144