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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,000.00
Randall W. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April 19 90

Kathy J. Byers
Notary Public

MY COMMISSION EXPIRES: 11-27-93
(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
Randall W. Sanders (NAME)	New Owner (NAME)	MAP 118-7
1306 Knox Valley Drive (ADDRESS)	(ADDRESS)	PARCEL 218
Brentwood, TN 37027 (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, Michael V. Holmes and wife, Patricia R. Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall W. Sanders and wife, Virginia W. 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:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northeasterly margin of East Iris Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northeastwardly 220.1 feet; thence South 85 deg. 37' east 36 feet to a concrete monument; thence South 40 deg. 22' west 125 feet to the corner of Lots No. 15 and 16; thence with the line between said two lots southwestwardly 174.2 feet to the northeasterly margin of East Iris Drive; thence with said Drive; northwestwardly 55 feet to the beginning.

BEING the same property conveyed to Michael V. Holmes, and wife, Patricia R. Holmes, by deed from John F. Berggren, and wife, Sherry Berggren, of record in Book 6728, Page 661, Register's Office for Davidson County, Tennessee.

2 U 6 8 6

IDENTIF. REFERENCE

APR 23 3 10 AM '90

3357 04/23 0101 03CHECK 683.50

unimproved ( )
This is improved (X) property, known as 430 East Iris Drive, Nashville, Tennessee 37204
(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 19th day of April, 19 90

Michael V. Holmes

Patricia R. Holmes

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 Michael V. Holmes and wife, Patricia R. Holmes

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 19th day of April, 19 90.

Commission expires 11-27-93

Kathy J. Byers
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

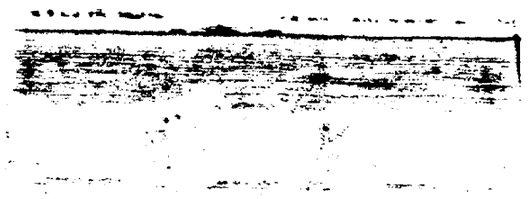
WARRANTY DEED

FROM
Michael V. Holmes and wife, Patricia R. Holmes

TO
Randall W. Sanders and wife, Virginia W. Sanders

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 _____

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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 205000.00
CON TX 676.50
PRFEE 1.00
WDEED 6.00
TOTAL 683.50
CHECK 683.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/23/90 01 09:38 0001 3357

2.0686

IDENTIF. REFERENCE

APR 23 9 40 AM '90

DAVIDSON COUNTY

No. 312438