File Box 24

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 54,000.00

Mark E Sand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 19 90

Notary Public

MY COMMISSION EXPIRES 5-22-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Mark E. Sanders (NAME)	Security Trust Federal Savings and Loan (NAME)	MAP 133-2
213 Chilton Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 408 (STREET ADDRESS)	PAR. 261
Nashville, TN. 37211 (CITY) (STATE) (ZIP)	Oak Ridge, TN. 37831-0408 (CITY) (STATE) (ZIP)	06DA 55786

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, Anthony Joseph Rosa, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Sanders and wife, Mary G. Sanders, as tenants by the entirety.

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 20, Map of Nolen Heights, as of record in Book 332, Page 122, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Anthony Joseph Rosa by deed from Lois Anderson and Naomi Anderson of record in Book 6784, Page 688, Register's Office for Davidson County, Tennessee.

Anna Graham Coleman executed this instrument on behalf of Anthony Joseph Rosa pursuant to a Power of Attorney which is being placed of record currently herewith.

73638

IDENTIF. TREFERENCE

Nov 19 11 29 AM '90

FELIX A. LOOMIS REGISTER
DAVIDSON COUNTY TN.

3575 11/19 0101 03CHECK 185.20

This is unimproved ( ) improved (X) property, known as 213 Chilton Street, 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 my hand this 14th day of November, 19 90

Anthony Joseph Rosa

Anthony Joseph Rosa
By: Anna Graham Coleman attorney in fact
Anna Graham Coleman, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson COUNTY

Personally appeared before me, Anna Graham Coleman Attorney-in-Fact for
(Name of officer) (Offical capacity of officer)
Anthony Joseph Rosa

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that S he__ executed the within instrument for the purposes therein contained, and who further acknowledged that S he__ is the

Attorney-in-Fact
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 14th day of November 19 90.

My Commission Expires 5-22-93

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Anthony Joseph Rosa

TO
Mark E. Sanders

Mary G. Sanders

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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	54000.00
CON TX	178.20
PRFEE	1.00
WDEED	6.00
TOTAL	185.20
CHECK	185.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 28 0001 8575

73638

IDENTIF. REFERENCE

Nov 19 11 29 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374577