Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Thomas K. Sanders, Jr. 101 Hardwick Court Goodlettsville, TN 37072	Map 129-3 Parcel 37	SAME

This instrument prepared by: Boult, Cummings, Conners & Berry (PLA)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THOMAS K. SANDERS and wife, CAROL M. SANDERS (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to THOMAS K. SANDERS and wife, PAMELA JOYNER SANDERS (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the plat of record in Book 7900, page 53, Register's Office for Davidson County, Tennessee.

This is unimproved property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.

Thomas K. Sanders, Jr. TN. D.L. 091945 84

Subscribed and sworn to before me this 21st day of June, 1996.

Liz Beadle
Notary Public
My Commission Expires: 9-12-99

LIZ BEADLE NOTARY PUBLIC LARGE STATE OF TENN.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed this 8th day of February, 1990.

Thomas K. Sanders
THOMAS K. SANDERS

Carol M. Sanders
CAROL M. SANDERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Martha Gammons, Notary Public, Thomas K. Sanders, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 1990.

Martha Gammons
Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Martha Gammons, Notary Public, Carol M. Sanders, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 1990.

Martha Gammons
Notary Public

My Commission Expires: 10/9/91

EXHIBIT A

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Lots 17 and 18, Section I, West Meade Farms, Inc., recorded in Book 7900, page 53, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Thomas K. Sanders and wife, Carol M. Sanders, by deed recorded in Book 3103, page 457, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Thomas K. Sanders and wife, Carol M. Sanders, by quitclaim deed recorded in Book 8036, page 213, Register's Office for Davidson County, Tennessee.

24586

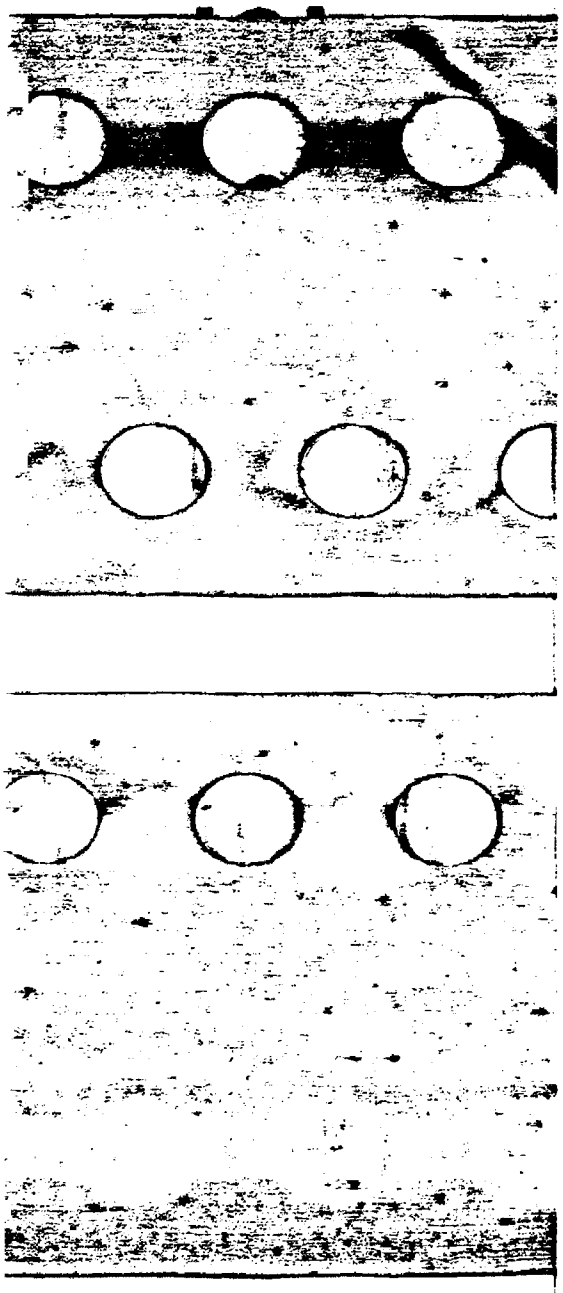
IDENTIFICATION REFERENCE

JUN 21 1 16 PM '91

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

5560 06/21 0101 01CASH 76.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 395

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	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	9.00
TOTAL	76.00
CASH	76.00

06/21/91 01 13:18 0001 6560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24586

IDENTIFICATION/REFERENCE

JUN 21 1 16 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 433565