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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,655.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 1991

Notary Public

MY COMMISSION EXPIRES: July 23, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRANK M. NEWMAN, Atty., 2623 Lebanon Road, Donelson, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M RANDOLPH S. SANDS (NAME)	Standard Federal Savings Bank (NAME)	Map 108-4
1041 Fitzpartrick Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7300 (STREET ADDRESS)	Par 206
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, Md. 20898-9481 (CITY) (STATE) (ZIP)	3D-92206

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, JOSEPH C. WHITEFIELD and wife, ANN LEE WHITEFIELD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDOLPH S. SANDS and wife, KIMBERLY A. SANDS,

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 No. 386 of the Plan of Section Seven, Larchwood, of record in Book 6900, Page 274, Register's Office for said County, to which plan reference is hereby made for a full and complete description of said lots.

BEING the same property conveyed to Joseph C. Whitefield and wife, Ann Lee Whitefield, by deed from Frank Batson Quality Homes as of record in Book 7686, Page 617 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

THIS conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574 Register's Office for said County.

THIS conveyance is subject to the lien secured by a Deed of Trust of record in Book 7686, Page 620 in said Register's Office, the obligation to pay which is hereby assumed by the Grantees herein.

unimproved ( ) This is improved (X) property, known as 1041 Fitzpatrick Road, Nashville, Tennessee 37214
(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 3rd day of September, 1991

Joseph C. Whitefield Ann Lee Whitefield

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named JOSEPH C. WHITEFIELD and wife, ANN LEE WHITEFIELD

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September 19 91

Commission expires July 23, 1994

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed 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
JOSEPH C. WHITEFIELD et ux

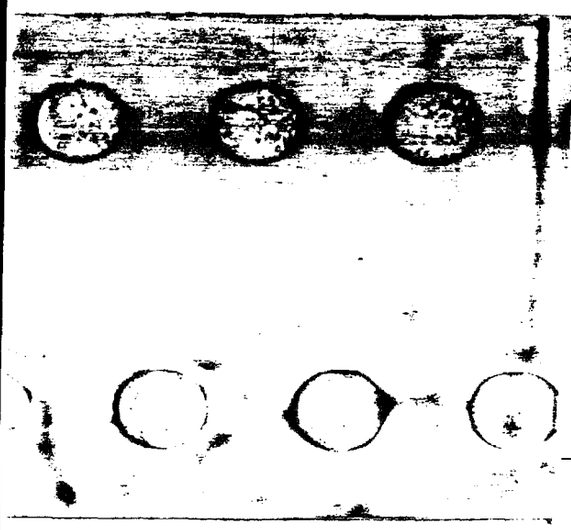
TO
RANDOLPH S. SANDS et ux

7213 09/03 0101 03CHECK 364.79

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 3 11 48 AM '91

PICK-UP



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

RECEIVED OF _____

FOR _____

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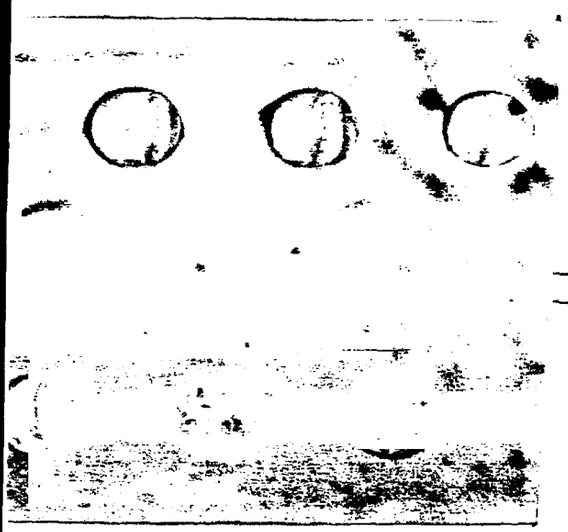
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	96655.52
CON TX	357.79
PRFEE	1.00
WDEED	6.00
TOTAL	364.79
CHECK	364.79

09/03/91 01 11:50 0001 7213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



437.93

SEP 3 11 48 AM '91

No. 455507