FORM No. WD-1

BOOK 8569 PAGE 694

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 92

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Sweetman (NAME)	First Republic Mortgage (NAME)	147-10-199
518 Adamwood Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	6DU67967
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (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 A. Sanders and wife, Susan B. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Sweetman and wife, Carmen A. Sweetman

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. 13 on the Plan of Parkview Estates, Section Two, as of record in Book 3700, page 87, said Register's Office, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Michael A. Sanders and wife, Susan B. Sanders by deeds of record in Book 5955, page 107, Book 6821, page 637, Book 6821, page 639 and Book 6821, page 641, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4094, page 686 and Book 4355, page 218, said Register's Office.

90675

IDENTIFICATION REFERENCE

MAR 9 9 57 AM '92

DAVIDSON COUNTY, TN

4496 03/09 0101 03CHECK 299.30

This is improved (XX) unimproved ( ) property, known as 518 Adamwood Drive, 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 our hand S this 6th day of March, 19 92

Michael A. Sanders

Susan B. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8569 PAGE 695

Personally appeared before me, the undersigned, Michael A. Sanders and wife, Susan B. Sanders a Notary Public in and for said County and State, the within named

the bargainor s, 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 6th day of March 19 92

Commission expires 11-21-92

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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 A. Sanders and wife, Susan B. Sanders

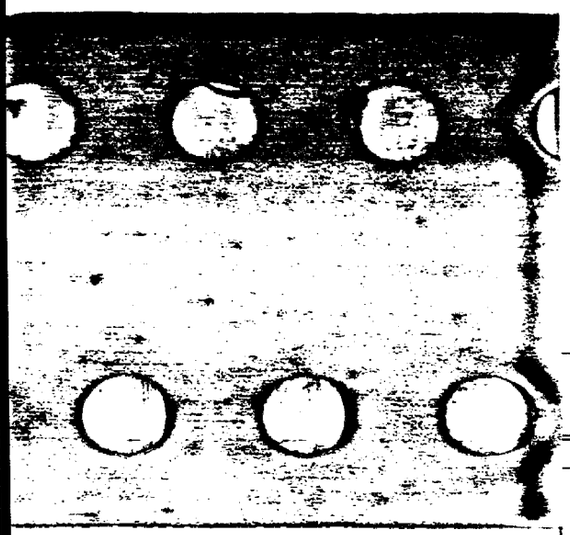
TO

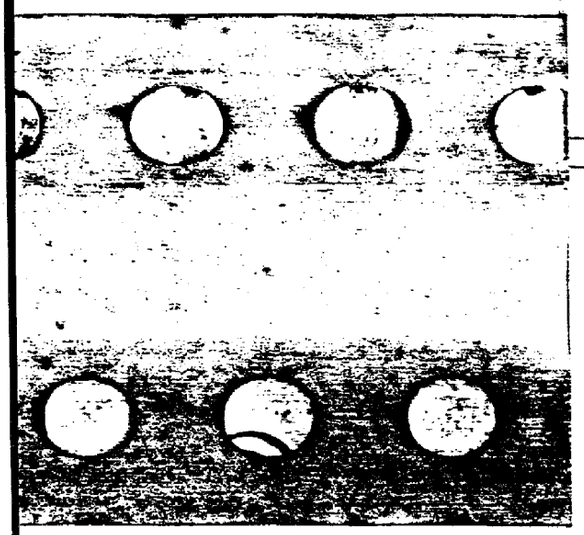
Bruce Sweetman and wife, Carmen A. Sweetman

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8563 PAGE 696

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 6.00
TOTAL 299.30
CHECK 299.30

03/09/92 01 09:57 0001 4496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9067.5

IDENTIFI REFERENCE

MAR 9 9 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508964