BOOK 8570 PAGE 666

FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,797.62

Deborah Sanders
Affiant

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

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Sanders (NAME)	First Interstate Mortgage Company (NAME)	MAP 86-16
4316 Central Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	245 South Los Robles Avenue (STREET ADDRESS)	PARCEL 43
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

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, Robert G. Pfaus and wife, Mary A. Pfaus, and Robert G. Pfaus, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah 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. 12 on the plan of Central Valley Subdivison, of record in Book 5800 at page 71, said Register's Office.

Being the same property conveyed to Donald L. McDaniel and Robert G. Pfaus, an undivided fifty-five percent (55%) interest and to Tenna, Ltd., an undivided forty-five percent (45%) interest, by deed from Federal Home Builders, Inc., of record in Book 6163, page 818, Register's Office for said County. The said Donald L. McDaniel conveyed his interest in the property to Robert G. Pfaus and wife, Mary A. Pfaus and Robert G. Pfaus, Jr., by deed of record in Book 6833, page 415, Register's Office for said County. The said Tenna, Ltd. conveyed its interest in the property to Robert G. Pfaus and wife, Mary A. Pfaus and Robert G. Pfaus, Jr., by deed of record in Book 6833, page 417, said Register's Office.

This conveyance is made subject to (a) property taxes for 1992 for which Grantee will be responsible, (b) restrictive covenants of record in Book 5093, page 656, said Register's Office, and (c) the matters set forth on said plan of record.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 6833, page 419, said Register's Office (First Interstate Residential Mortgage, Loan #629136) according to the terms thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

unimproved ( )
This is improved (XX) property, known as 4316 Central Valley Drive, Hermitage, TN 37076
(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 hands this 6th day of March, 19 92

Robert G. Pfaus Mary A. Pfaus Robert G. Pfaus, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Robert G. Pfaus and wife, Mary A. Pfaus, and Robert G. Pfaus, Jr.

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 5/28/95

John V. Adams

John V. Adams Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

Robert G. Pfaus and wife, Mary A. Pfaus, and Robert G. Pfaus, Jr.

TO

Deborah Sanders

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4864 03/10 0131 03 CHECK 224.56

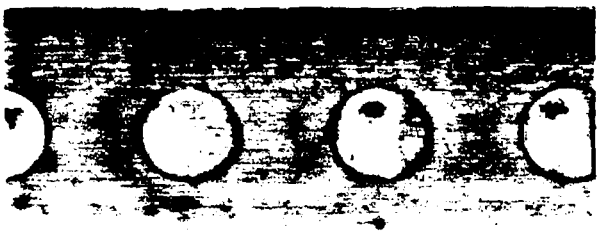
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

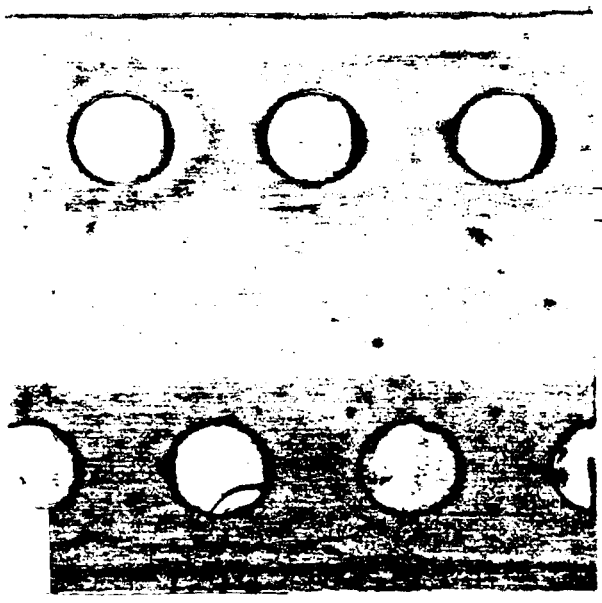
91003

MAR 10 9 26 AM '92

DAVIDSON COUNTY, TN







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 58797.62
CON TX 217.56
PRFEE 1.00
WDEED 6.00
TOTAL 224.56
CHECK 224.56

03/10/92 01 09:26 0001 4864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 0 0 3

IDENTIFICATION REFERENCE

MAR 10 9 26 AM '92

DAVIDSON COUNTY, TN

No. 509327