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 $ 62,200.00

Melissa C. Walrond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 92

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Nov. 21, 1992

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
Mickey L. Walrond			First Republic Mortgage			026-07-0 031.00
(NAME)			(NAME)			
101 Hardwick Court			6012 Wilmington Pike			GO 20430
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Goodlettsville, TN		37072	Dayton, Ohio	45459		
(CITY)	(STATE)	(P.O. ZIP)	(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, Thomas K. Sanders, Jr. and wife, Pamela J. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mickey L. Walrond and wife, Melissa C. Walrond

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. 137 on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas K. Sanders, Jr., unmarried, by deed from Randall Phillips Builders, Inc. of record in Book 6563, page 119, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929 and By-Laws of record in Book 6406, page 942, said Register's Office.

Pamela J. Sanders herein joins to convey any and all right and interest she may have; especially her marital rights.

24554

IDENTIF. TREFERENCE

JUL 2 8 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2034 07/02 0101 03CHECK 239.14

unimproved ( ) This is improved (XX) property, known as 101 Hardwick Court, Goodlettsville, TN 37072
(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 30th day of June, 19 92

Thomas K. Sanders, Jr.

Pamela J. Sanders

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas K. Sanders, Jr. and wife, Pamela J. Sanders

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 Goodlettsville Nashville, Tennessee, this 30th day of June, 19 92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires My Commission Expires Nov. 21, 1992

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

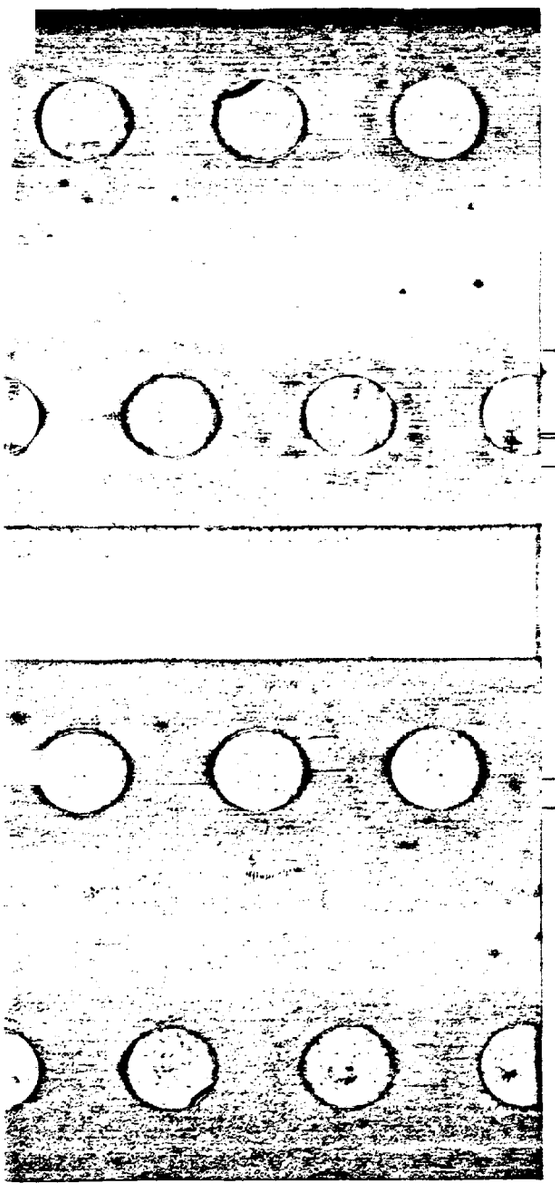
WARRANTY DEED

FROM
Thomas K. Sanders, Jr.

TO
Mickey L. Walrond and wife, Melissa C. Walrond

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 _____

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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 62200.00
CON TX 230.14
PRFEE 1.00
WDEED 8.00
TOTAL 239.14
CHECK 239.14

07/02/92 01 08:39 0001 2034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24554

IDENTIF. REFERENCE

JUL 2 8 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 546830