FILE NO. 39904 FILE BOX "7"

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 $ 45,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-21-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. SANDERSON (NAME)	SOURCE ONE MORTGAGE SERVICES CORP. (NAME)	104-1-336
408 Theresa Avenue (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	21W 4580
Nashville, TN. 37205 (CITY) (STATE) (P.O. ZIP)	Farmington Hills, MI. 48334-3357 (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, JESSICA M. DAY SHADBURNE and husband, WILLIAM C. SHADBURNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. SANDERSON, An Unmarried Person

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:

1194 07/30 0101 03CHECK 178.09

LAND in Davidson County, Tennessee, being Lots Nos. 77 and 78 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jessica M. Day, unmarried, by deed from Bonna Lynn Bray, now known as Bonna Lynn Roberts, of record in Book 7283, page 412, Register's Office for Davidson County, Tennessee. The said Jessica M. Day having since married and is now known as Jessica M. Day Shadburne and her husband, William C. Shadburne joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST UNION MORTGAGE COMPANY, of record in Book 7283, page 415, said Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOURCE ON MORTGAGE SERVICE CORPORATION.

This is (unimproved ( ) improved (X)) property, known as 408 Theresa Avenue, Nashville, Tennessee 37205
(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 28th day of July, 19 92

X Jessica D Shadburne
JESSICA M. DAY SHADBURNE

X William C Shadburne
WILLIAM C. SHADBURNE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JESSICA M. DAY SHADBURNE and husband, WILLIAM C. SHADBURNE

the bargainor__s__, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1992.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

326 32

IDENTIF. TREFERENCE

JUL 30 3 18 PM '92

FELIX A. [illegible] REGISTER
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 45700.00
CON TX 169.09
PRFEE 1.00
WDEED 8.00
TOTAL 178.09
CHECK 178.09

07/30/92 01 15:16 0001 1194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3263218

IDENTIF. TREFERENCE

JUL 30 3 18 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 555853