THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

Affiant

Subscribed and sworn to before me this 5th day of November, 1992.

Notary Public

My Commission Expires 1-23-94

6186.2

IDENTIFICATION REFERENCE

NOV 6 9 34 AM '92

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
EYVON SANDERS 1309 Gartland Avenue Nashville, Tennessee 37206	SAME	MAP 83-09 PARCEL 61 18W 01105

4027 11/06 0101 03CHECK 304.63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***79,900.00) DOLLARS,

(a) of which TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor herein hereby acknowledges, and

(b) of which FIVE THOUSAND AND 00/100 ($5,000.00) DOLLARS Grantee has agreed to pay on April 30, 1993, and

(c) for the balance of SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 ($64,900.00) DOLLARS, Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of Ten (10.0%) percent amortized over Fifteen (15) years with the balance of any unpaid principal and accrued interest due and payable on November 1, 2007.

I, **TIMOTHY P. LEWIS, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **EYVON SANDERS, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 6, Block one, on the Map of the partial Plan of the Property of the East Addition Real Estate Company, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, being also D.H. Bailey's Subdivision of the Allison Property.

SAID part of said Lot No. 6 fronts 50.0 feet on the north side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Timothy P. Lewis, by deed from B & H Investments, a partnership comprised of John B. Blair, Sr. and Larry D. Hand, of record in Book 5372, page 56, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Larry D. Hand of record in Book , page , Register's Office for Davidson County, Tennessee.

JULIA LEWIS, spouse of Timothy P. Lewis, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1309 Gartland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Property of the East Addition Real Estate Company, of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of October, 1992.

Timothy P. Lewis
TIMOTHY P. LEWIS

Julia Lewis
JULIA LEWIS

STATE OF COLORADO)
COUNTY OF DENVER)

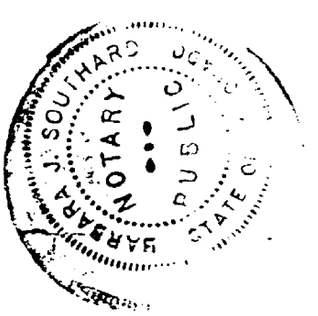
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY P. LEWIS and JULIA LEWIS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

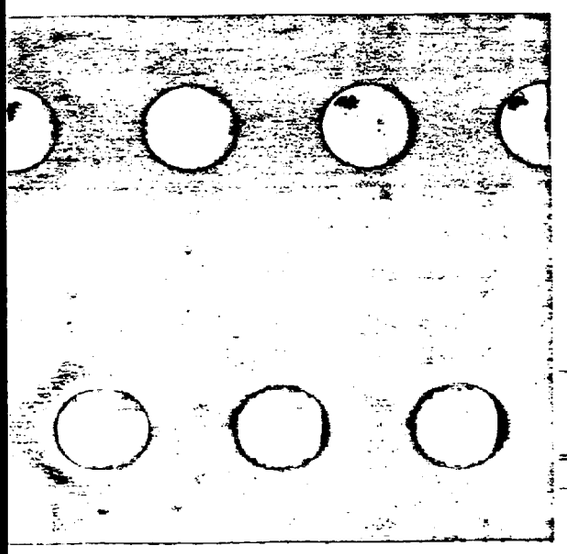
Witness my hand and official seal this 23rd day of October, 1992.

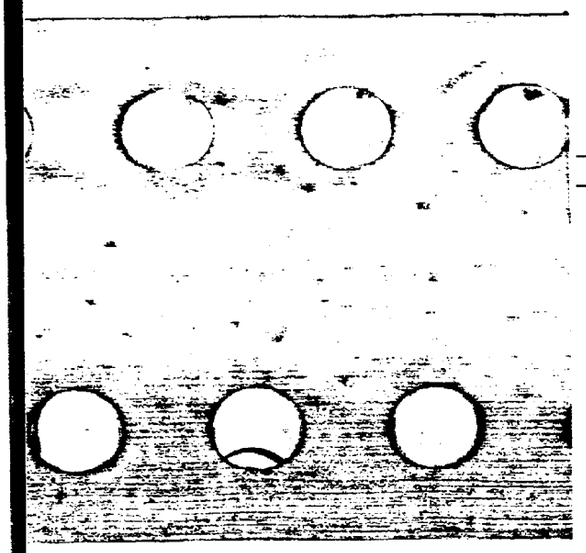
Barbara J. Southard
Notary Public

My Commission Expires:

Dec. 26, 1994







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8779 PAGE 98

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

11/06/92 01 09:32 0001 4027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6186.2

IDENTIFICATION REFERENCE

Nov 6 9 34 AM '92

FELIX Z. WILSON II REG. STER
DAVIDSON COUNTY, TN

No. 587873