Fort
60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

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WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
J. Anthony Fort 361 Sandcastle Rd. Franklin, TN 37064	Owner	159-1-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

4171 02/16 0101 03CHECK 275.40

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $72,000.00.

J. Anthony Fort
Affiant

Subscribed and sworn to before me this 12th day of February, 1993.

M L Nicholson
Notary Public

My Commission Expires:

10-5-93

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEPHEN W. SANDERS, TRUSTEE, for a Tennessee general partnership composed of: Stephen W. Sanders, John A. Gupton, III, Hugh Hobbs, III, Robert M. Loffi, and Walter E. Richardson, III, ("Grantor") by these presents does hereby transfer, sell and convey to J. ANTHONY FORT AND WIFE, MOLLY EVERS FORT ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hound's Run of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Stephen W. Sanders, Trustee, by deed from Dukes & Dukes Development Corporation, of record in Book 7080, page 675, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to taxes for the year 1993, a lien not yet due and payable, and all matters showing on said Plat Book 6900, page 167-171, and the Restrictive Covenants of Record in Book 7079, page 995, and Book 7238, page 736, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns forever.

AND the Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of February, 1993.

GRANTOR:

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By: Stephen W. Sanders TRUSTEE

STEPHEN W. SANDERS, TRUSTEE, for a Tennessee general partnership composed of: Stephen W. Sanders, John A. Gupton,III, Hugh Hobbs, III, Robert M. Loffi, and Walter E. Richardson, III

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said county and state, the within named STEPHEN W. SANDERS, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Trustee of a Tennessee general partnership composed of: Stephen W. Sanders, John A. Gupton,III, Hugh Hobbs, III, Robert M. Loffi, and Walter E. Richardson, III, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing himself as Trustee.

WITNESS my hand and seal, at office in Brentwood, TN.
, this 5th day of February, 1993.

My Commission Expires:

Mar. 12, 1994

Thomas L. Bottorff
Notary Public

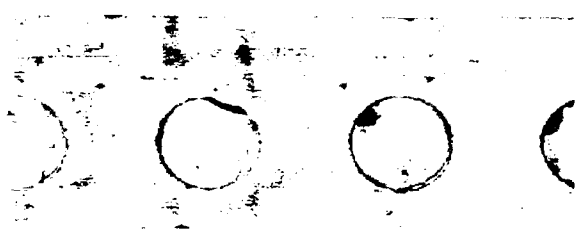
THOMAS L. BOTTORFF NOTARY PUBLIC

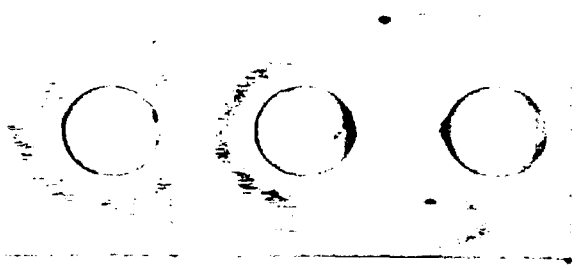
9284 2

IDENTIFICATION REFERENCE

FEB 16 2 57 PM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

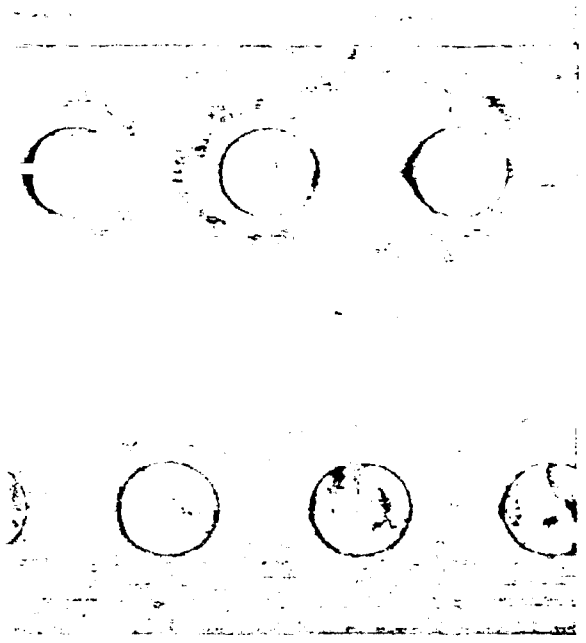
RECEIVED OF _____

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92842

IDENTIFICATION REFERENCE

FEB 16 2 57 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621808