This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 162-4, PARCEL 173

SEND TAX BILLS TO:

Owner

NAME AND ADDRESS OF NEW OWNERS:

Robert McCormick
[illegible] Queens Court
Murfreesboro, Tn 37129

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS, all cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **JAMES E. SANDERS, unmarried**, have bargained and sold and do hereby transfer and convey unto **ROBERT McCORMICK**, his heirs and assigns forever, that certain parcel of real estate situated in the County of Davidson, State of Tennessee, and being further described as follows, to-wit:

BEING all of **Lot No. 203 of HAYWOOD HILLS, SECTION III**, according to survey and plat of same appearing of record in Book 4460, page 164 and 165, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.

Being the same property conveyed by Lena Pearl Douglas to James E. Sanders by deed appearing of record in Book 5391, page 269, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4691, page 670, and to minimum building setback line, public utility and drainage easement and all matters shown on plat of record in Book 4460, page 164-165; and to the zoning and subdivision regulations of appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4177 Apache Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND I do covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 1993 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HAND, this 17th day of March, 1993.

JAMES E. SANDERS

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JAMES E. SANDERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 17th day of March, 1993.

Notary Public

My commission expires: 8-10-96

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th day of March, 1993.

Notary Public

My commission expires: 8-10-96

00933

IDENTIFICATION REFERENCE

MAR 17 10 15 AM '93

DAVIDSON COUNTY, TN

MAIL TO:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8889 PAGE 480

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

[illegible] 4000.00
DEED TX 166.50
PRFEE 1.00
MTGEE 9.00
TOTAL 176.50
CHECK 176.50
[illegible] 3.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00933

IDENTIFICATION REFERENCE

MAR 17 10 15 AM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 6306