Mark

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 $***127,000.00.

mark Brooks
Affiant

Subscribed and sworn to before me this 6th day of August, 1993.

Notary Public

My Commission Expires: 1-2-94

93 AUG 11 AM 8:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

50841
IDENTIF. ◆ REFERENCE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MARK BROOKS and wife, CLARE D. SULLIVAN 1720 Sweetbriar Avenue Nashville, TN 37212	NATIONSBANC MORTGAGE CORPORATION P.O. Box 353 Louisville, KY 40201-0353	MAP 117-4 PARCEL 5

8447 08/11 0101 03CHECK 478.90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 ($***127,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **MARK D. SANDERS and wife, CYNTHIA S. SANDERS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARK BROOKS and wife, CLARE D. SULLIVAN,** 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 the east one-half of Lot No. 240 on the Map of Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the north side of Sweetbriar Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Mark D. Sanders and wife, Cynthia S. Sanders, by deed from Heirs at law of Ruth J. Gallagher of record in Book 8136, page 854, Register's Office for Davidson County, Tennessee.

This is improved property known as 1720 Sweetbriar Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees.

2. Matters shown on the Plan of Belmont Heights, of record in Book

421, page 34, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of August, 1993.

MARK D. SANDERS

CYNTHIA S. SANDERS

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 MARK D. SANDERS and CYNTHIA S. SANDERS, 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.

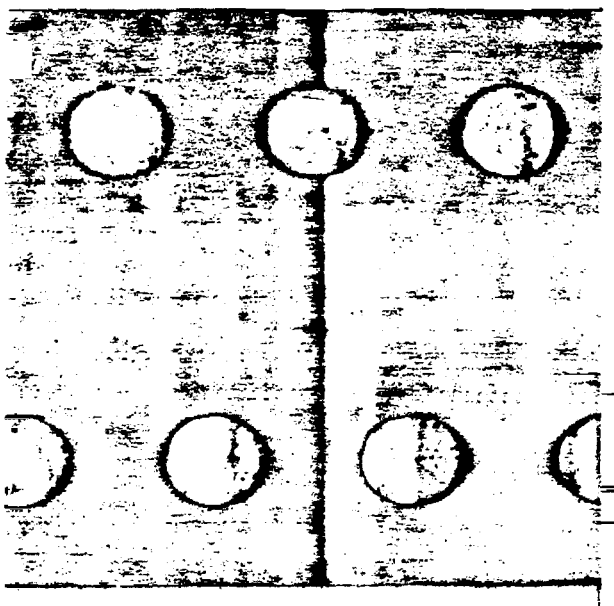
Witness my hand and official seal this 6th day of August, 1993.

Notary Public

My Commission Expires:

7-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

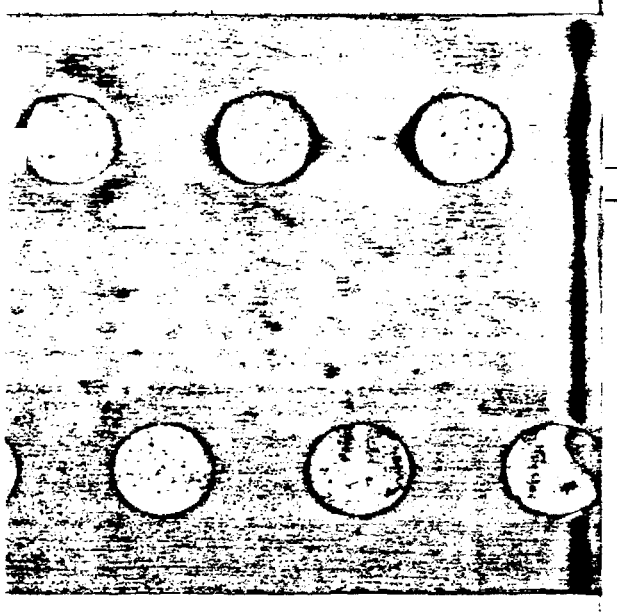
RECEIVED OF _____

FOR _____

BOOK 9043 PAGE 792

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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/93 01 08:52 0001 8447

50841
IDENTIF. ← REFERENCE

93 AUG 11 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 684808