Box 17

WARRANTY DEED

BOOK 9046 PAGE 947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheba L. Sanford	Same	MAP 82-7
(NAME)	(NAME)	
312 Hancock Street		PARCEL 320
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		20W01350
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, B & W Real Estate Investment Co., a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheba L. Sanford and wife, Sakytha Sanford

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 Lot No. 25 on the East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Hancock Street and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to B & W Real Estate Investment Co. by a Deed in Lieu of Foreclosure from Vickie Shelton of record in Book 9016, page 686, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1993 are assumed by the Grantees herein.

The legal description is the same as the previous deed of record.

51913 IDENTIF. ↑ REFERENCE

93 AUG 13 AM 11:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9605 08/13 0101 03CHECK 77.45

unimproved ( )
This is improved (X) property, known as 312 Hancock Street, Nashville, TN 37207
(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 my hand this 9th day of June 19 93

B & W Real Estate Investment Co.
By: Dwayne W. Bailey by Sharron Todd
Dwayne W. Bailey, Partner
By Sharron Todd by Power of Attorney
recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

BOOK 9046 PAGE 948

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

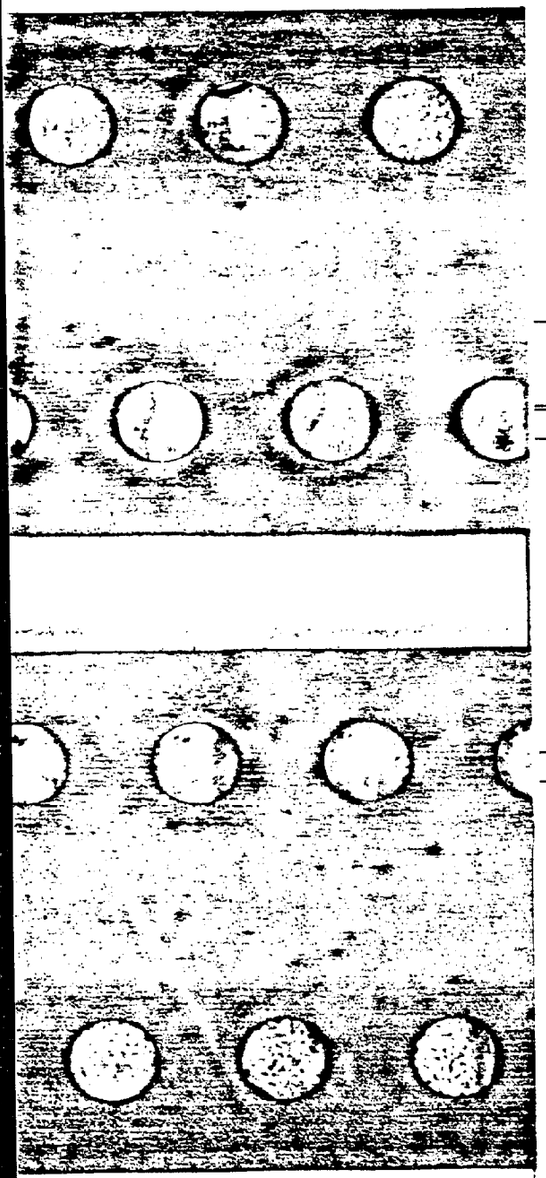
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 9, 1993, before me personally appeared Sharron Todd to me known to be the person who executed the foregoing instrument in behalf of Dwayne W. Bailey and acknowledged that she executed same as the free act and deed of said Dwayne W. Bailey for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1993.

My Commission Expires:
C. 5.24.97

Notary Public



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 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 8.00
TOTAL 77.45
CHECK 77.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/93 01 11:55 0001 9605

51913
IDENTIF. & REFERENCE

93 AUG 13 AM 11:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 685951