This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

Box 60

WARRANTY DEED

BOOK 9084 PAGE 702

ADDRESS NEW OWNER:
Kenneth Laudan and Tammy Laudan
634 Royal Oaks Place
Nashville, TN 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:

MAP	130
GROUP	3
PARCEL	72

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven W. Sanders and wife, Margaret M. Sanders hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth Laudan and wife, Tammy Laudan, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of the Revised Subdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Steven W. Sanders and wife, Margaret M. Sanders by deed from Wanda Lenk, a/k/a Wanda Ruth Lenk, unmarried, of record in Book 6333, page 882, Register's Office for Davidson County, Tennessee.

This is improved property known as 634 Royal Oaks Place, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Laudan and wife, Tammy Laudan, their heirs and assigns, forever; and we, Steven W. Sanders and wife, Margaret M. Sanders 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of September, 1993.

Steven W. Sanders

Margaret M. Sanders

61298
IDENTIFICATION REFERENCE

93 SEP 20 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9084 PAGE 703

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven W. Sanders and wife, Margaret M. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at DALLAS TX, this the 14th day of September, 1993.

K. Michelle Moore
NOTARY PUBLIC

My Commission Expires: 9-21-93

K. MICHELLE MOORE
COMMISSION EXPIRES
SEPTEMBER 21, 1993

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ ~~205,000.00~~. $208,000.00

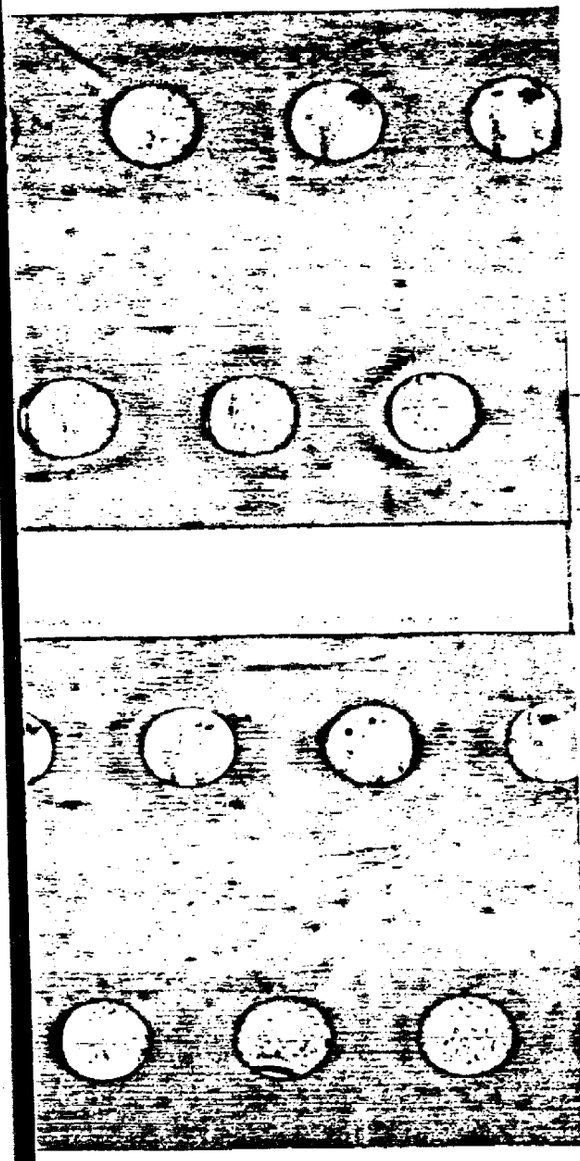
Kenneth R. Jaudon
AFFIANT

Subscribed and sworn to before me this 14th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: 11-20-96

6844 09/20 0101 03CHECK 778.60



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9084 PAGE 764

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	208000.00
CON TX	769.60
PRFEE	1.00
WDEED	8.00
TOTAL	778.60
CHECK	778.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/20/93 01 08:53 0001 6844

64298
IDENTIF. & REFERENCE

93 SEP 20 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699255