WARRANTY DEED

Address New Owner as Follows:
Michael L. Sanderson
319 Chesterfield Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Standard Mortgage Corp.
P.O. Box 11627
Birmingham, AL 35202-1627
Loan No. 502681-3-549

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

69,333.83

Michael L. Sanderson
Affiant

MAP AND PARCEL
Map 104-01-0
Parcel 430.00

Subscribed and sworn to before me, this the 21st day of February, 1994.

Beverly J. Owens
Notary Public

My Commission Expires:
July 26, 1997
~~NOVEMBER 27, 1997~~

22770

94 MAR -2 AM 8:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Michael L. Sanderson**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Rebecca Lynn Devine now Rebecca Lynn Easterling and husband William R. Easterling, Jr.** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Michael L. Sanderson**, his successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 177 and 178, West Grove Subdivision, as of record in Plat Book 4300, Page 19, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rebecca Lynn Devine, by Installment Deed from American Construction and Remodeling Company, Inc. of record in Book 8551, Page 968, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the covenants of an Installment Deed of record in Book 8551, Page 968, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns forever. We, the Grantors covenant with the said Grantee, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of February, 1994.

William R. Easterling, Jr.

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

Personally appeared before me Tracey S. Morgan, a Notary Public in and for said County and State, the within named William R. Easterling, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tuscaloosa, Alabama, this 17th day of February, 1994.

Tracey S. Morgan
NOTARY PUBLIC

My Commission Expires:

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of February, 1994.

Rebecca Lynn Easterling
Rebecca Lynn Easterling

STATE OF ALABAMA)
COUNTY OF MOBILE)

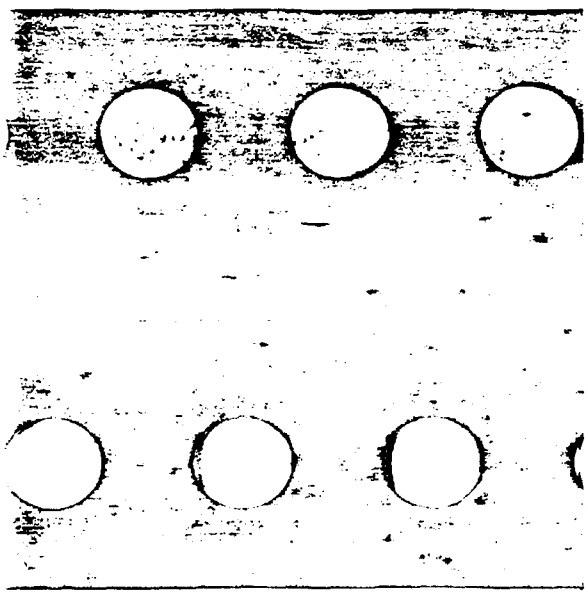
Personally appeared before me Sheri D Bolen, a Notary Public in and for said County and State, the within named Rebecca Lynn Easterling, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mobile, Alabama, this 17th day of February, 1994.

Sheri D Bolen
NOTARY PUBLIC

My Commission Expires: 9/97

5582 03/02 2:01 03C:HECK 265.41



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

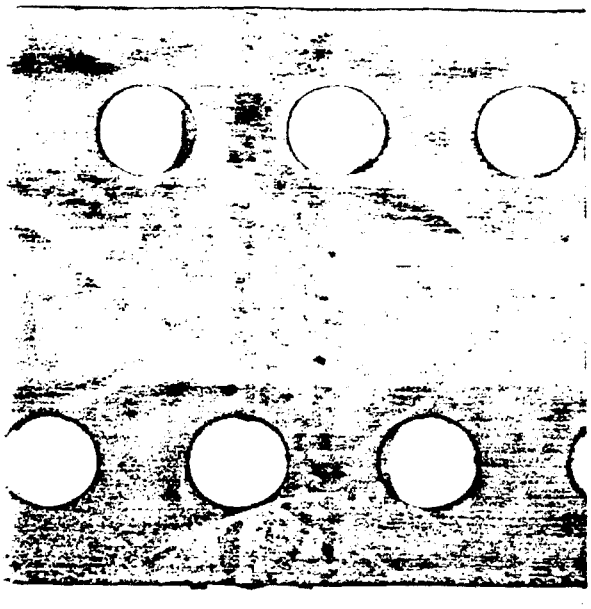
FOR _____

BOOK 9264 PAGE 345

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
			CAM:	69333.83
			CON TX	256.41
			PRFEE	1.00
			WDEED	8.00
			TOTAL	265.41
			CHECK	265.41

03/02/94 01 08:55 0001 6382



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22770
IDENTIFICATION REFERENCE

94 MAR -2 AM 8:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 761817