BOOK 9270 PAGE 415

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34802)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 143500.00

Affiant

Sworn and subscribed before me this 4th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Emily Evans Sanders 401 Bowling Avenue, #56 Nashville, Tennessee 37205	SAME	104-13A-59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Kevin Gardner and spouse, Kimberly D. Gardner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Evans Sanders and R. Franklin Sanders, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site 59, also designated as Unit 59 on the plan of Richmeade Place, Section IV, of record in Book 5210, Page 16, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to J. Kevin Gardner by deed from Leader Federal Bank for Savings of record in Book 8734, Page 8948, Register's Office for Davidson County, Tennessee.

SUBJECT to covenants, conditions and restrictions contained in instrument of record in Book 4941, Page 637, Book 5036, Page 338, Book 5019, Page 946 and re-recorded in Book 5039, Page 256 and further supplemented in Book 5094, Page 773, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, said Register's Office.

Kimberly D. Gardner, spouse of J. Kevin Gardner, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

IDENTIF. ↑ REFERENCE 24730

MAR -7 PM 12:40

8485 03/07 0101 03CHECK 539.95

This is improved property, known as: 401 Bowling Avenue, #56, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 1994.

J. Kevin Gardner
J. Kevin Gardner

Kimberly D. Gardner
Kimberly D. Gardner

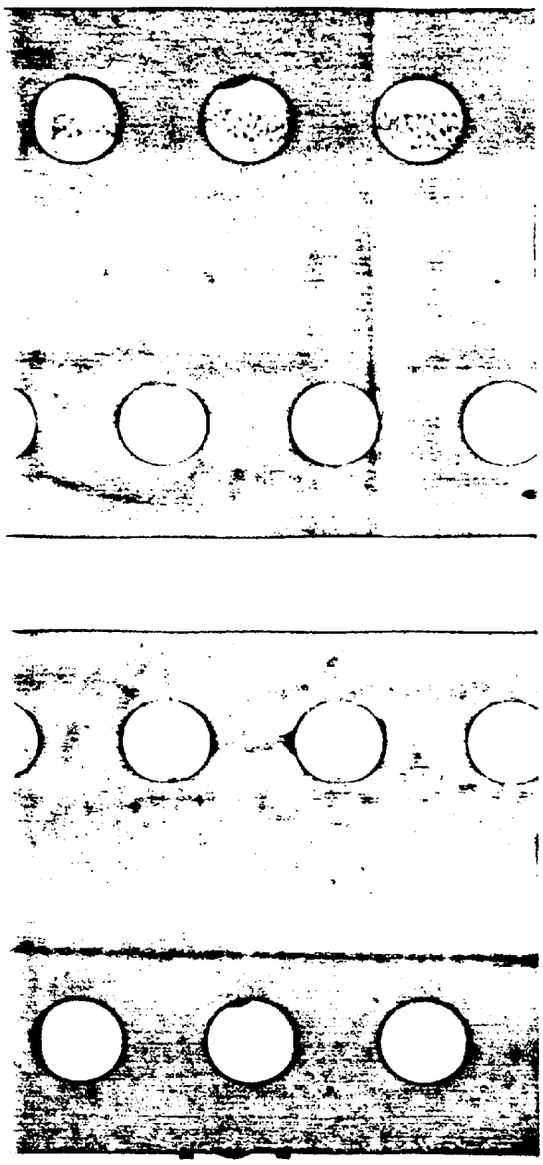
State of Tennessee
County of Davidson

On this 4th day of March, 1994, before me the undersigned authority, personally appeared **J. Kevin Gardner and spouse, Kimberly D. Gardner,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

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	
				143500.00
			CON TX	530.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	539.95
			CHECK	539.95
		03/07/94	01	12:50 0001 8485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24730
IDENTIF. & REFERENCE

94 MAR -7 PM 12:48

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

No. 763894