THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-3548

MAP/GROUP/PARCEL
025-11-0/005.00

NEW OWNER'S NAME AND ADDRESS:
Keith Sand
420 Rosehill Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Community Mortgage Corporation
6389 Quail Hollow
Memphis, TN 38120

94 MAR 25 AM 8:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

31380
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Judi Tinnin, hereinafter called Grantor, do hereby transfer and convey unto Keith Sand, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 66 on the Plat of Ranchwood Estates, Section 3, of record in Plat Book 3300, Page 59, Register's Office Davidson County, Tennessee.

SAID Lot 66 fronts 80 feet on the southeasterly margin of Rosehill Drive and extends back 430.7 feet on the northeasterly line and 436.2 feet on the southeasterly line to a line on the rear on which it measures 165.7 feet.

Fran P. Tinnin, husband of Judi Tinnin, joins in the conveyance of this property for the purpose of conveying any marital interest he may have in said property.

BEING the same property conveyed to grantor herein by deed of record in Book 5268, Page 321, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Judi Tinnin

Fran P. Tinnin

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Judi Tinnin and Fran P. Tinnin, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21st day of March, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $140,000.00.

AFFIANT

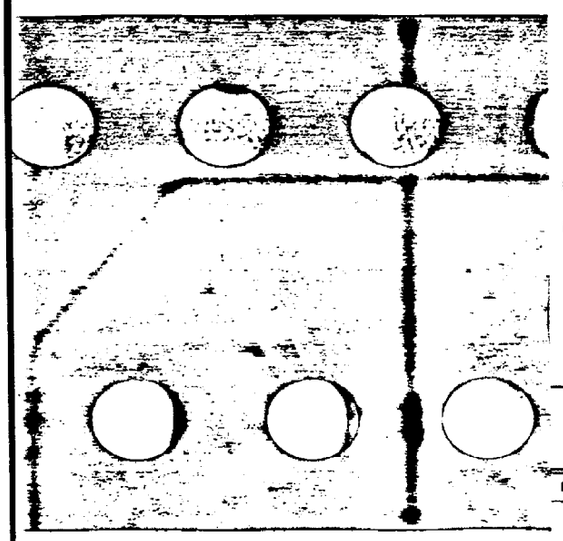
Sworn to and subscribed before me, this the 21st day of March, 1994.

NOTARY PUBLIC

My Commission Expires:
2-3-98



5722 03/25 0101 03CHECK 527.



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

RECEIVED OF _____

FOR _____

BOOK 9289 PAGE 67

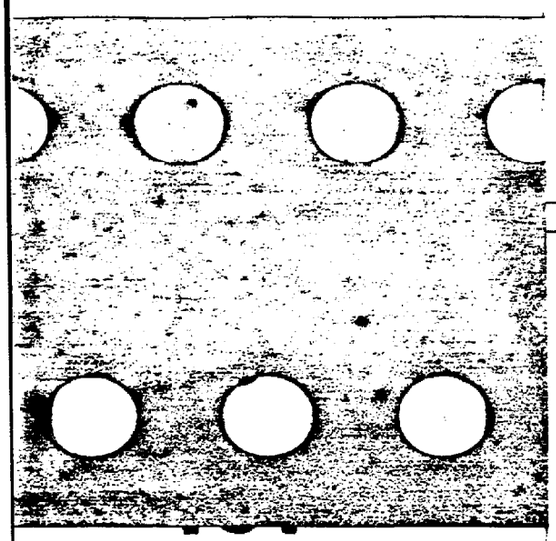
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

03/25/94 01 08:45 0001 5722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



31380
IDENTIF. ↑ REFERENCE

94 MAR 25 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 771033