This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

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NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
JANELL R. SANDERS ETVIR RICHARD L. SANDERS 407 HUNTINGTON RIDGE NASHVILLE, TN 37211	AMERISOURCE MTG. CORP. 1101 KERMIT DRIVE NASHVILLE, TN 37211	161-11A-65 CO. 6DU-76278

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **HENRY D. MOYER AND WIFE, JUDITH SOMMER MOYER,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **JANELL R. SANDERS AND HUSBAND, RICHARD L. SANDERS,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennesseee, being Unit No. 65 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Henry P. Moyer and wife, Judith Sommer Moyer by Quitclaim Deed from Henry Dean Moyer of record in Book 8482, page 318, RODC, TN and being the same property conveyed to Henry Dean Moyer by Quitclaim Deed from Geralding Carter McDonald a/k/a Geraldine McDonald of record in Book 7939, page 686, RODC, TN and being the same property conveyed to Henry Dean Moyer and wife, Geraldine Carter McDonald by deed from Ronald L. Stegall and wife, Joannie M. Stegall of record in Book 6075, page 860, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 1994 Taxes are a lien, but not yet due and payable.
2. Covenants, conditions and restrictions of record in Book 4729, page 687, and amended in Book 4889, page 905, RODC, TN.
3. The Plan of record in Book 4675, page 9, said Register's Office, shows an owner's certificate, and specific other information.
4. By-Laws of Homeowners Association of record in Book 7423, page 762, RODC, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

5719 05/13 0101 03CHECK 246.10

This property improved property is known as:

407 HUNTINGTON RIDGE, NASHVILLE, TN 37211

WITNESS OUR HANDS THIS 2ND DAY OF MAY, 1994 IN FRANKLIN, TENNESSEE.

SELLER: HENRY D. MOYER

SELLER: JUDITH SOMMER MOYER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **HENRY D. MOYER AND WIFE, JUDITH SOMMER MOYER**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 2ND day of May, 1994 in Franklin, Tn.

Notary Public

My Commission Expires:

1/13/98

94 MAY 13 AM 10:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

49752
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $63,000.00.

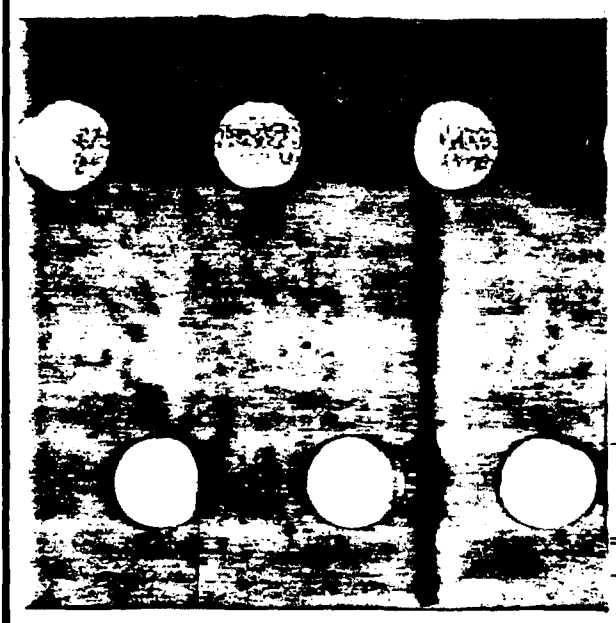
Jarrell R. Sanders
AFFIANT

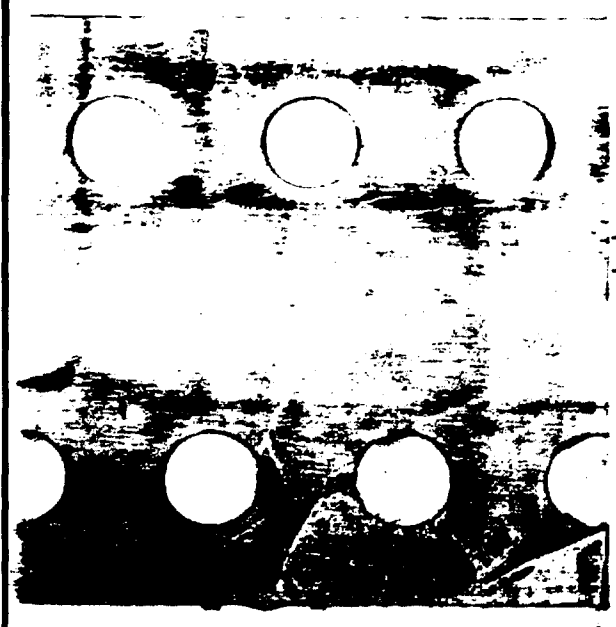
Sworn to and subscribed to me, the undersigned, this 2nd day of May, 1994, in Franklin, Tennessee.

Cynthia G. Wiet
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/13/98





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 63000.00
CON TX 233.10
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
MDEED 12.00
TOTAL 246.10
CHECK 246.10

05/13/94 01 10:22 0001 5719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49752
IDENTIF. & REFERENCE

94 MAY 13 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790753