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: (cmw) (Title No: 35388)
Dav. Co. File: Box 8

CHRISTY WILK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Twila B. Graham
Affiant

Sworn and subscribed before me this 30th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Twila B. Graham 260 Hillsboro Place Nashville, TN 37215	SouthTrust Mortgage Corporation P.O. Box 11407 Birmingham, Alabama 35246-0021	117-3-D-260 07DA 91279

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 **Stuart C. Sanders and spouse, Jennifer Lynn Hays Sanders,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Twila B. Graham, a single person,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 260 on the plan of Hillsboro Station Condominiums, of record in Book 6250, pages 751, 752 and 753, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Stuart C. Sanders and wife, Jennifer Lynn Hays Sanders, by deed from Dalton Development Corporation, of record in Book 7091, page 51, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

IDENTIFICATION REFERENCE 67497

94 JUL -5 AM 10:

FELIX A. DAVIDSON COUNTY, TN

This conveyance is subject to Master Deed and By-Laws of record in Book 6740, page 37 and Book 8140, page 689, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office; and to easement to the Metropolitan Government for the right to enter and erect and maintain electric power overheard conductors as granted by instrument of record in Book 6595, page 58, said Register's Office; and to storm water detention agreement of record in Book 6629, page 452, said Register's Office.

This is improved property, known as: 260 Hillsboro Place, Nashville, TN 37215

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 30th day of June, 1994.

Stuart C. Sanders
Stuart C. Sanders

Jennifer Lynn Hays Sanders
Jennifer Lynn Hays Sanders

30094 07/01/94 03CHECK 286-50

State of Tennessee
County of Davidson

On this 30th day of June, 1994, before me the undersigned authority, personally appeared **Stuart C. Sanders** and **Jennifer Lynn Hays Sanders**, 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 WILK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 9

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
07/05/94	01		10:23 0001	3094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67497
IDENTIF. ↑ REFER

94 JUL -5 AM 10:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809748