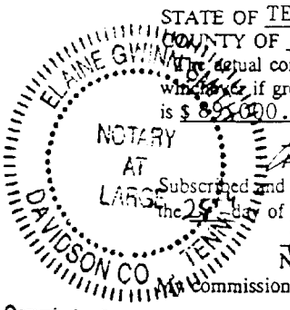
94-25475

This Instrument Prepared By:
LAWYERS TITLE INSURANCE CORPORATION
104 WOODMONT BOULEVARD, SUITE 201
NASHVILLE, TENNESSEE 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 89500.00.
Affiant
Subscribed and sworn to before me, this the 25th day of July, 1994.
Notary Public
My commission expires: _____



My Commission Expires MAY 23, 1998

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffery T. Sanders, et ux	First American National Bank	161-14B-203
203 Highland Villa Circle	P.O. Box 305048	
Nashville, TN 37211	Nashville, TN 37230-5048	

1240 07/27 0101 03CHECK 338.30

WARRANTY DEED

BOOK 9418 PAGE 456

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Nationwide Insurance Company, an Ohio Corporation, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey T. Sanders and wife, Karen L. Sanders, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, which is more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 203, on the plan of Highland Villa Condominiums, according to the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Nationwide Mutual Insurance Company, an Ohio Corporation, by Deed of Record in Book 9418, page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149 and Book 8765, page 610; By-Laws of record in Book 7278, page 334, as amended in Book 8090, page 537 and Book 8131, page 95; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 203 Highland Villa Circle, Nashville, Tennessee 37211.

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14 day of July, 1994.

BOOK 941 PAGE 457

Nationwide Mutual Insurance Company

Witnessed by:

Gran Vosburg

Karen E. Milligan

By:

Robert H. McNaghten, Vice President

Name: _____

Title: W. Sidney Druen

W. Sidney Druen, Asst. Secretary

STATE OF OHIO

COUNTY OF Franklin

Before me, a Notary Public in and for said State and County, personally appeared Robert H. McNaghten and W. Sidney Druen, with whom I am personally acquainted or proved to me on sufficient evidence, and who upon his/her oath acknowledged himself/herself to be the Vice President and Assistant Secretary of Nationwide Mutual Insurance Company, the within named bargainor, a corporation, and that he/she as such Vice Pres. & Asst. Sec., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert H. McNaghten as such Vice President, and attesting the same by the said W. Sidney Druen as such Assistant Secretary as his/her free act and deed.

Witness my hand and official seal at Columbus, OHIO, on this the 14 day of July, 1994.

NOTARIAL SEAL STATE OF OHIO

KAREN E. MILLIGAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JAN. 27, 1998

Karen E. Milligan

Notary Public

My Commission Expires: _____

MAIL ENV.

94 JUL 27 AM 10:17

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

75067



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

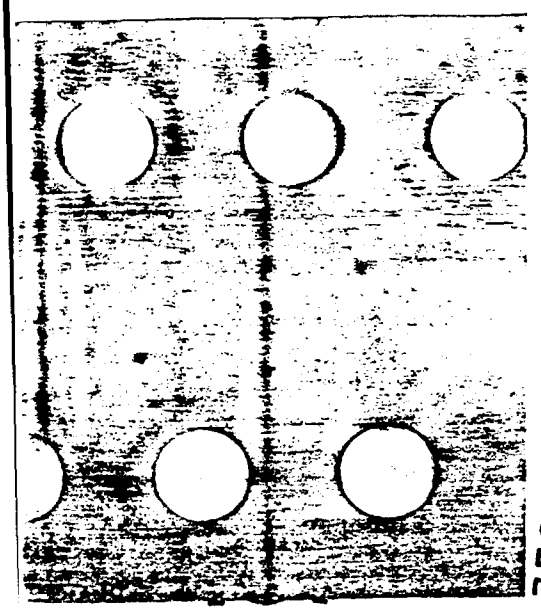
RECEIVED OF _____

FOR _____

BOOK 9418 PAGE 458

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	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
TOTAL	338.30
CHECK	338.30

07/27/94 01 10:17 0001 1240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75067
IDENTIF. ↑ REFERENCE

94 JUL 27 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 817797