BOOK 9424 PAGE 515

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald F. Sanders (NAME)	MortgageAccess, Inc. (NAME)	MAP 76-5
4936 Leesa Ann Lane (ADDRESS)	214 Overlook Circle, Suite 153 (ADDRESS)	PARCELS 28 & 29
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phyll S. Honeycutt and wife, Barbara G. Honeycutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald F. Sanders and wife, Cheryl A. Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(1) Being Lot No. 26 on the Plan of Hidden Hills, as of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phyll S Honeycutt and wife, Barbara G. Honeycutt by deed from Lawrence L. Loring and wife, Carol R. Loring of record in Deed Book 6609, page 655, Register's Office for said County.

(2) Land in Davidson County, Tennessee, being Reserved Parcel 28, on the Plan of Hidden Hill of record in Book 4860, Page 43, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phyll Honeycutt and wife, Barbara Honeycutt by deed from Johnnie W. Oakley and wife, Carol A. Oakley of record in Deed Book 7076, page 841, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4938, page 337, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 4936 Leesa Ann Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 29th day of July 19 94

Phyll S. Honeycutt

Barbara G. Honeycutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9424 PAGE 516

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyll S. Honeycutt and wife, Barbara G. Honeycutt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1994.

Commission expires 5-25-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

94 AUG -2 AM 8:38
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

77071

3381 08/02 0101 03CHECK
25?.64

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9424 PAGE 517

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 67250.00
CON TX 249.64
PRFEE 1.00
WDEED 8.00
TOTAL 258.64
CHECK 258.64
08/02/94 01 08:46 0001 3381
CON TX 249.64
CON TX 248.64
~~TOTAL 1.00~~
~~CHECK 1.00~~
08/02/94 01 08:46 0001 3389
3389 08/02 0101 03CHECK 1.00-

Total $ 257.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77071
IDENTIF. & REFERENCE

94 AUG -2 AM 8:38

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

No. 819912