BOOK 9459 PAGE 443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Graylon Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 94

L. L. S. Harris
Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LINDA S. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graylon Palmer (NAME)	Churchill Mortgage Corporation (NAME)	083-09-0
1309 Gartland Avenue (ADDRESS)	761 Old Hickory Blvd., Suite 203 (ADDRESS)	061.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	18W01105

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, Eyvon Sanders and husband, Bruce Edward Sanders±

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Graylon Palmer and wife, Senna Palmer

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:

Being the easterly one-half of Lot No. 6, Block One, on the Map of the partial Plan of the Property of the East Addition Real Estate Company, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, being also D. H. Bailey's Subdivision of the Allison Property.

Said part of said Lot No. 6 fronts 50.0 feet on the north side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Eyvon Sanders and wife, Bruce Sanders by deed from Timothy P. Lewis and wife, Julia Lewis of record in Book 8779, page 96, Register's Office for Davidson County, Tennessee.

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

Bruce Edward Sanders, husband of Eyvon Sanders, joins in this ninstument to convey any and all rights he may have; especially his marital rights.

B.S. ± B.S. E.S. S.P.

94 SEP -8 AM 10:01
FELIX Z. WHITE REGISTER
DAVIDSON COUNTY, TN.

88997
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1309 Gartland Avenue, Nashville, TN 37206
(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 my hand this 1st day of September 19 94

Eyvon Sanders

Bruce Edward Sanders
BRUCE EDWARD SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evvon Sanders and husband, Bruce Edward Sanders±

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 1st day of September, 19 94.

Commission expires July 27, 1996

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 _____

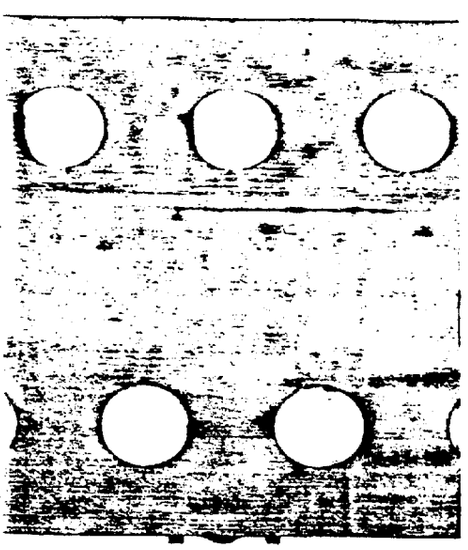
_____
Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

5370 09/08 2101 03CHECK

327.20





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 445

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 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
			09/08/94 01	09:59 0001 6370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88997
IDENTIF. ↑ REFERENCE

94 SEP -8 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832728