BOOK 9460 PAGE 955 FILE BOX: T1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Daniel C. Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 4/24/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Shelton (NAME)	Citizens Savings Bank (NAME)	135-16-58
2612 Mesa Drive (ADDRESS)	401 Charlotte Avenue (ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, William David Sanders and wife, Deborah Sanders and Daniel James Guandolo and wife, Julie Ann Guandolo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel C. Shelton, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 9A, Edge-O-Lake Estates, of record in Book 4660, Page 82, Register's Office for said County.

Said Lot No. 3 fronts 80.0 feet on the northeasterly margin of Mesa Drive and extends back between parallel lines 130.0 feet to a dead line.

Being the same property conveyed to William David Sanders and wife, by deed from Dan Duer and wife, Janie Duer of record in Book 5468 Page 74, and a 1/2 undivided interest being conveyed to Daniel James Guandolo by deed from William David Sanders and wife, Deborah Sanders of record in Book 5911, Page 163, Register's Office for Davidson County, Tennessee.

Julia Ann Guandolo joins herein for the sole purpose of conveying any right, title and interest she may have in the property, by virtue of marriage or otherwise.

IDENTIFICATION REFERENCE

89481

94 SEP -9 PM 12:09

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

unimproved ( )
This is improved (X) property, known as 2612 Mesa Drive, Nashville, Tennessee
(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 2nd day of September 19 94

William David Sanders

Daniel James Guandolo By Wm. D. Sanders ATTY-IN-FACT ***

Deborah Sanders By Wm. D. Sanders ATTY-IN-FACT

Julie Ann Guandolo By Wm. D. Sanders ATTY-IN-FACT ***

***By William David Sanders or Deborah Sanders as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William David Sanders and wife, Deborah Sanders ~~and Derively James Guandolo and wife Julie Ann Guandolo~~

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 2nd day of September 19 94

Commission expires 9/16/95

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

6888 09/09 0101 03CHECK 223.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeard before me, the undersigned, a Notary Public, William David Sanders with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the "Attorney-in-Fact" of Daniel James Guandolo, and is authorized by him or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of September, 1994.

Notary Public My Commission Expires: 9/16/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, William David Sanders, with whom I am personally acquainted and who acknowledged that s/he executed the within instrument for the purpose therein contained, and who further acknowledged that s/he is the "Attorney-in-Fact" of Julie Ann Guandolo, and is authorized by her or by its constituent, the constituent being authorized by the maker, to execute this instruement on behalf of the maker.

Witness my hand at office, this 2nd day of September, 1994.

Notary Public My Commission Expires: 9/16/95

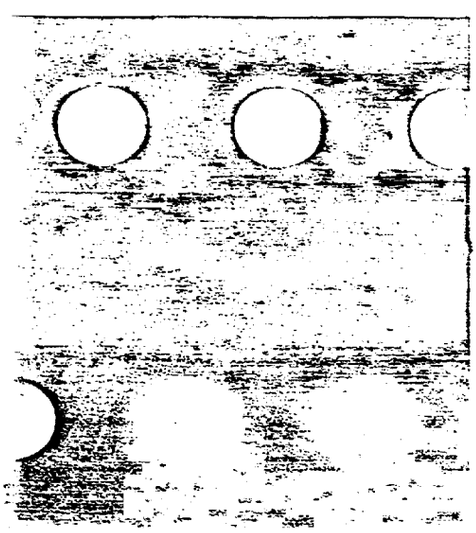
STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, the undersgied, a Notary Public, William David Sanders, with whom I am personally acquainted and who acknowledged that he executed the within instrumet for the purpose therein contained, and who further acknowledged that he is the "Attorney-in-Fact" of Deborah G. Sanders, and is authorized by her or by her constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 2nd day of September, 1994 Commission Expires:9/16/95

NOTARY PUBLIC





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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

09/09/94 01 12:08 0001 6888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89481
IDENTIF. & REFERENCE

94 SEP -9 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833239