WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
William E. Sansom, et ux	Same	Map # 91-7
Jan D. Sansom		Par # 127
115 Rural Avenue		
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

William E Sansom
Affiant

SWORN TO AND SUBSCRIBED before me this the 23rd day of September 1994.

Melanie L. Fuller
Notary Public

My Commission Expires: 11-22-97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ANNIE S. WARD, MARGARET S. LEMM and JUANITA S. CONDRA, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto WILLIAM E. SANSOM, et ux, JAN D. SANSOM, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1024 of Block 175, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1024 fronts 35 feet on the southerly side of Tennessee Avenue and runs back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

BEING the same property conveyed to Annie Scurlock Ward, Margaret Scurlock Lemm and Juanita Scurlock Condra by deed from Margaret A. Scurlock (the life estate of William Harvey Scurlock having ended with his death on July 1, 1993), of record in Book 7964, page 758, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5113 Tennessee Avenue, Nashville, Davidson County, TN 37209.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 1994 taxes, a lien, but not yet due and payable and which the Grantees hereby assume and agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of September 1994.

Annie S. Ward
ANNIE S. WARD

Juanita S. Condra
JUANITA S. CONDRA

X Margaret S. Lemm
MARGARET S. LEMM

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 ANNIE S. WARD and JUANITA S. CONDRA, the bargainors, 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, on this the 23rd day of September 1994.

Melanie L. Fuller
Notary Public

My Commission Expires: 11-22-97

STATE OF TEXAS)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET S. LEMM 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 universal city, Texas, on this the 12 day of September 1994.

ROY W. BAILEY
MY COMMISSION EXPIRES
July 8, 1996

Roy W Bailey
Notary Public

My Commission Expires: July 8, 1996

93744
IDENTIF. & REFERENCE

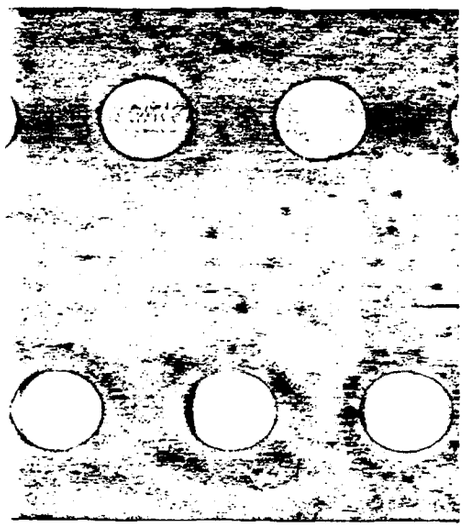
94 SEP 23 PM 4:07
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1525 09/23 0101 03CHECK 110.75

C:\HMB\REAL\SANSON.WD\14-749

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



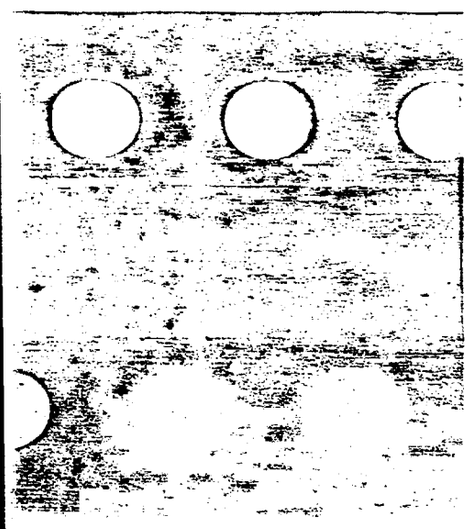
RECEIVED OF _____

FOR _____

BOOK 9473 PG 967

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 27500.00
				CON TX 101.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 110.75
				CHECK 110.75
09/23/94	01			16:06 0001 1525



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93744
IDENTIF. ↑ REFERENCE

94 SEP 23 PM 4:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837809