18447 BOOK 9549 PG 822

IDENTIF. & REFERENCE

94 DEC 19 PM 1:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Sowders (NAME)	NationsBanc Mortgage Corporation (NAME)	104-13-49
210 Carden Avenue (ADDRESS)	2059 Northlake Parkway (ADDRESS)	26W-8650
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, 210 Carden Avenue Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Sowders and Laura J. Sowders, husband and wife

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. 21 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot 9 in Block "E" and Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot 8 in Block "F" and Lots Nos. 6 to 23 inclusive in Block "G" in Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, Page 53, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the easterly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to William E. Thomas, Jr., Trustee by deed fro Harry P. Campbell, a widower of record in Book 9364, Page 123, Register's Office for Davidson County, Tennessee.

This property is being conveyed by 210 Carden Avenue Partners by William E. Thomas, Jr., Trustee as a Partner and Jarratt Associates, Inc., with C. L. Jarratt, President as Partner, purusant to a partnership agreement dated March 31, 1994. William E. Thomas and Jarratt Associates, Inc. are all the partners of 210 Carden Avenue Partners, a Partnership.
The foregoing is the same legal description as appears in the previous deed of record.

4445 12/19 0101 03CHECK 730.50

unimproved ( )
This is improved (X) property, known as 210 Carden Avenue, Nashville, Tennessee 37205
(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 12th day of December, 19 94

210 Carden Avenue Partners
By: William E. Thomas, Jr., Trustee
William E. Thomas, Jr., Trustee, Partner

By: C. L. Jarratt, President
C. L. Jarratt,

William E. Thomas, Jr. Partner

BOOK 9549 PG 823

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named William E. Thomas, Jr, Trustee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1994.

Commission Expires 7/25/98

Alan D. Mazer
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan D. Mazer, a Notary Public in and for the State and County aforesaid, personally appeared C. L. Jarratt, as President of Jarratt Associates, Inc., a corporation and partner of 210 Carden Avenue Properties, a Partnership with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Corporate Partner, ~~a corporation~~ and that he as such President of the Corporate Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Dec., 1994.

Commission Expires 7/25/98

Alan D. Mazer
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

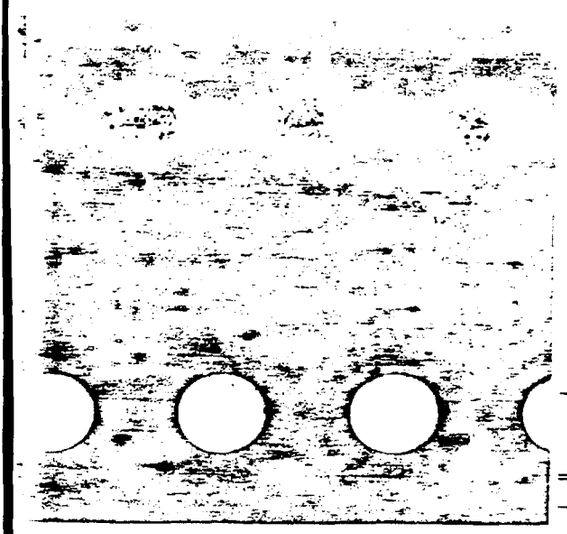
Before me, Alan D. Mazer, a Notary Public in and for the State and County aforesaid, personally appeared William E. Thomas, Jr.

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of the 210 Carden Avenue Partners ~~Partnership~~, ~~a corporation~~, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership ~~corporation~~ by himself as Partner.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Dec., 1994.

Commission Expires 7/25/98

Alan D. Mazer
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9549 PG 824

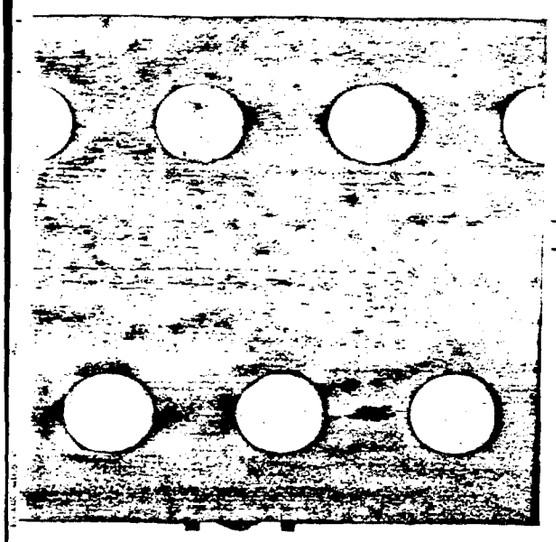
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	195000.00
CON TX	721.50
PRFEE	1.00
WDEED	8.00
TOTAL	730.50
CHECK	730.50

12/19/94 01 13:50 0001 4445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18447
IDENTIF. ↑ REFERENCE

94 DEC 19 PM 1:49
REGISTER
DAVIDSON COUNTY, TN.

No. 864389