WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

Mail to 9502 PG 985

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Saunders (NAME)	SAME (NAME)	MAP 131-4
6112 Gardendale Drive (ADDRESS)	(ADDRESS)	PARCEL 130
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(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, Ruth Wills Hutcheson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Saunders and wife, Susan Saunders

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 parts of Lots Nos. 6, 7, 8, and 9 in Block 16 on the Map of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Othar Earl Hutcheson and wife, Ruth Wills Hutcheson by deed from J. Wilton Smith and wife, Agnes M. Smith of record in Book 2695, page 581, Register's Office for Davidson County, Tennessee. Othar Earl Hutcheson has since died leaving Ruth Wills Hutcheson as the surviving tenant by the entirety.

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

Julia Marie Stewart executed this instrument on behalf of Ruth Wills Hutcheson pursuant to a Power of Attorney which is being recorded simultaneously herewith.

22547
IDENTIF. ↑ REFERENCE

95 JAN -4 AM 8:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3894 01/04 0101 03CHECK 517.38

This is unimproved ( ) improved (X) property, known as 1023 Belvidere Drive, Nashville, Tennessee 37215
(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 30th day of December 19 94

Ruth Wills Hutcheson by Julia Marie Stewart Attorney-in-Fact

Ruth Wills Hutcheson by Julia Marie Stewart
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/ 9562 PG 986

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Wills Hutcheson

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 Nashville, Tennessee, this 30th day of December 19 94.

Commission expires _____

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

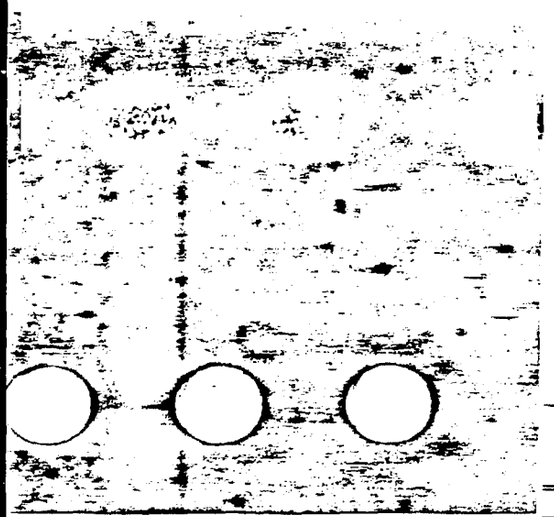
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1994, before me personally appeared Julia Marie Stewart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruth Wills Hutcheson, and acknowledged that she executed the same as the free act and deed of Ruth Wills Hutcheson. Witness my hand and seal this 30th day of December, 1994.

Notary Public

My Commission Expires:

2-24-97



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

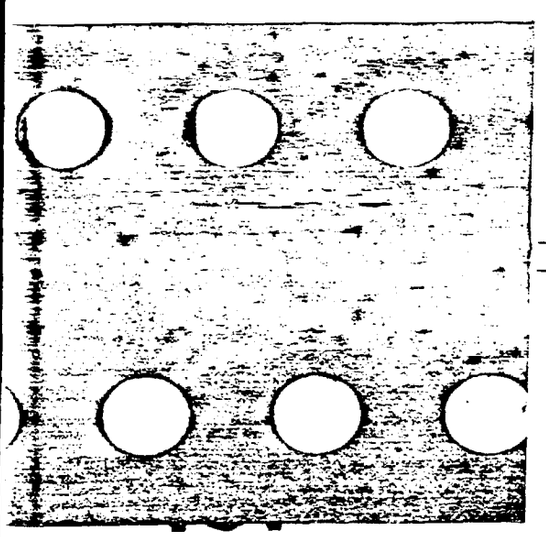
RECEIVED OF _____

FOR _____

BOOK 9562 PG 987

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 137351.00
CON TX 508.38
PRFEE 1.00
MISC 8.00
TOTAL 517.38
CHECK 517.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22547
IDENTIF. # REFERENCE

95 JAN -4 AM 8:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01/04/95 01 08:45 0001 8894

No. 868769