STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 101,500.00

Subscribed and sworn to before me, this the 11th day of November 19 94

My commission expires: 6-10-98 (Affix Seal)

Affiant Betty L. Doom Renfro Sanders

Notary Public Debra Wilson

NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Donald Haven Sanders	SAME
2931 Windemere Cr.	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37214	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 84-08-33.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ESTATE OF EDNA R. MCMICHAEL

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Donald Haven Sanders and wife, Betty L. Doom Renfro Sanders, as joint tenants with right of survivorship

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennesse COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 219 on the Plan of Section Seven, Lincoya Hills, of record in Plat Book 2331 at page 119 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 219 fronts 108.72 feet on the south side of Windemere Circle and runs back between lines, 203.3 feet on the east line and 200.8 feet on the west line to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Frank W. McMichael, etux. Edna R. McMichael by deed from Charles Bernhard Hingst, etux. Judith C. Hingst of record in Book 3867 at page 75, Register's Office for Davidson County, Tennessee, and subsquently to Joan Zubik, Jane Stults and Bettye Zowarka, by will of record in Will Book 193, page 758, Register's Office for Davidson County, Tennessee. Frank W. McMichael and Edna R. McMichael now being deceased.

This conveyance is subject to restrictive covenants of record in Book 2450 Page 55 and amended in Book 4210, page 135 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

Subject property is not now nor has it ever been the principal residence of the Grantors.

2943 01/18 0101 03CHECK 384.55

THIS IS IMPROVED PROPERTY KNOWN AS 2931 Windemere Cr., Nashville, IN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 11th day of November, 19 94

Bettye Zowarka, by Joan Zubik Atty in Fact
ESTATE OF EDNA R. MCMICHAEL
BY BETTYE ZOWARKA BY JOAN ZUBIK, ATTORNEY IN FACT

Joan Zubik
JOAN ZUBIK

Jane Stults, by Joan Zubik Atty in Fact
JANE STULTS, BY JOAN ZUBIK, ATTORNEY IN FACT

State of Tennessee
County of DAVIDSON

BOOK 9573 PG 308

On this 11th day of November, 19 94, before me personally appeared Joan Zubik, Attorney In Fact for Betty Zowarka and Jane Stults to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My commission expires:

6-10-98

Notary Public

DEBRA WICKE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

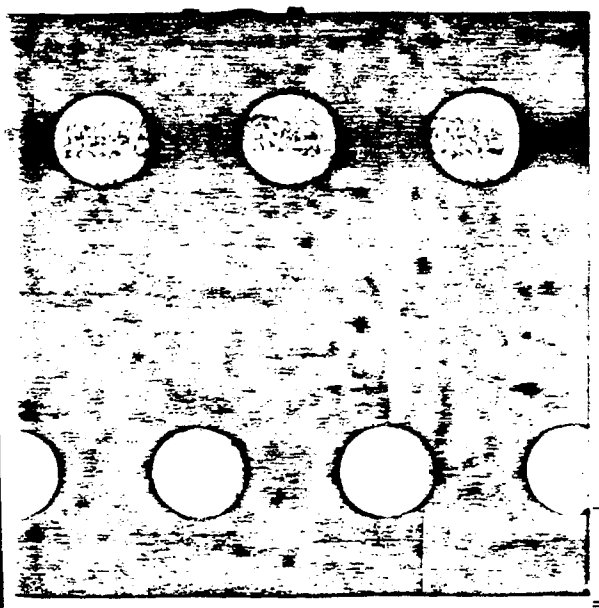
26196

IDENTIFICATION REFERENCE

PICK-UP

95 JAN 18 AM 11:20

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

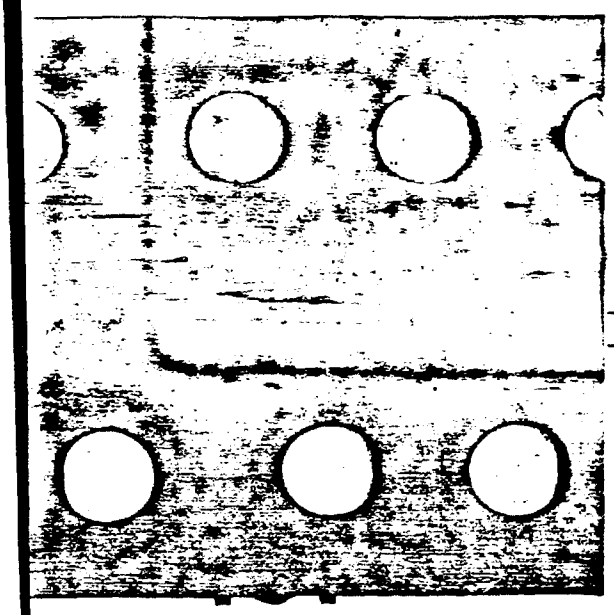
RECEIVED OF _____

FOR _____

BOOK 9573 PG 309

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55

01/18/95 01 11:20 0001 2943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26196
IDENTIF. & REFERENCE

95 JAN 18 AM 11:20
REGISTER
DAVIDSON COUNTY, TN.

No. 872773