SDB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9601 PG 830

ADDRESS NEW OWNER:
Devyani Sanders
125 Clydelan Court
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company
P.O. Box 19000
Dallas, Texas 75219-9000

MAP AND PARCEL:
MAP 130-9
GROUP
PARCEL 91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lawrence T. Elliott,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Devyani Sanders,an unmarried person, hereinafter called the Grantee, her 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. 1 on the Plan of Anderson Court Subdivision, of record in Book 2083, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lawrence T. Elliott,an unmarried person by deed from Charles T. Manning and wife, Vickie R. Manning, as of record in Book 8993, page 666, Register's Office for Davidson County, Tennessee.

This is improved property known as 125 Clydelan Court, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 2083, page 28, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Devyani Sanders,an unmarried person, her heirs and assigns, forever; and I, Lawrence T. Elliott,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9601 PG 831

Witness my hand this the 17th day of February, 1995.

Lawrence T. Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lawrence T. Elliott, an unmarried person, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of February, 1995.

STATE OF TENNESSEE · JUNEE E. ATKINSON · NOTARY PUBLIC · DAVIDSON COUNTY · LARGE

NOTARY PUBLIC

My Commission Expires: 07/27/96

4255 02/23 0101 03CHECK 648.73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 172,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

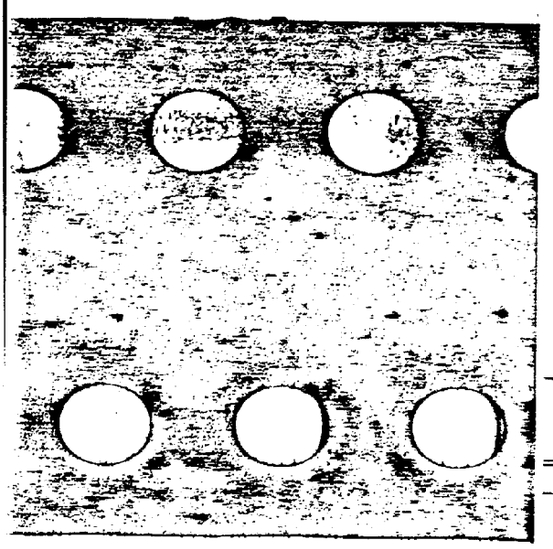
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

95 FEB 23 AM 11:03

PELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

36479



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9601 PG 832

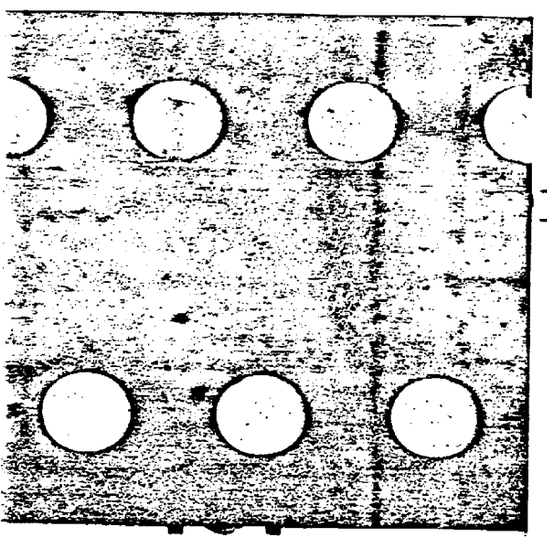
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	172900.00
CON TX	639.73
PRFEE	1.00
WDEED	8.00
TOTAL	648.73
CHECK	648.73

02/23/95 01 11:02 0001 4255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36479
IDENTIF. & REFERENCE

95 FEB 23 AM 11:03
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

No. 883942