STATE OF TENNESSEE 5763-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

John W. Shaver Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 95

Notary Public
MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Shaver, Jr.	NationsBanc Mortgage Corporation	95-8 Parcel 172
(NAME)	(NAME)	
2606 Woodberry Drive	P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Michael Lynn Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Shaver, Jr. and wife, Dorothy P. Shaver

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. 106 on the Plan of Woodberry Park, a plat which is of record in Book 2133, pages 117, 118 & 119, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Michael L. Sanders and wife, Dorothy H. Sanders by deed from Margaret Ann Sarmento, filed of record in Book 5254, page 83, Register's Office for Davidson County, Tennessee; the said Michael L. Sanders and Dorothy H. Sanders having since divorced, and pursuant to Final Judgment of Divorce of the Fourth Circuit Court for Davidson County, Tennessee, of record in Book 6092, page 474, Register's Office for Davidson County, Tennessee, the property vests in Michael Lynn Sanders.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

5228 02/27 0101 03CHECK 279.10

This is improved property known as 2606 Woodberry Drive, Nashville, TN 37214

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 his hand this 23rd day of February, 19 95.

Michael Lynn Sanders
Michael Lynn Sanders

95 FEB 27 PM 1:34
REGISTER
DAVIDSON COUNTY, TN.

37348
IDENTIFICATION REFERENCE

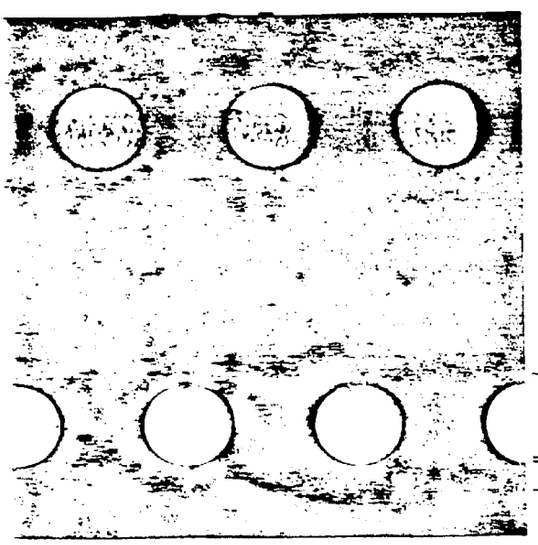
5763-M

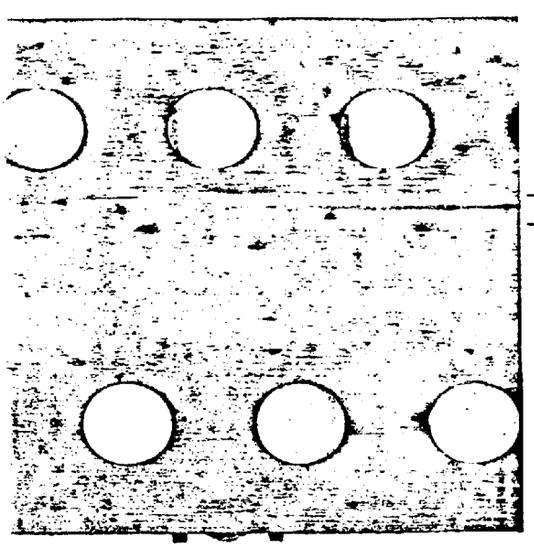
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Michael Lynn Sanders, unmarried 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 23rd day of February, 19 95.

My commission expires March 25, 1995

Ollie Mai Parsley
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9604 PG 513

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

02/27/95 01 13:35 0001 5228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37348
IDENTIFICATION REFERENCE

95 FEB 27 PM 1:34

REGISTER
DAVIDSON COUNTY, TN.

No. 884900