WARRANTY DEED

BOOK 9635 PG 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN P. SANDERS	PACIFIC SOUTHWEST BANK	133-1-122
(NAME)	(NAME)	
425 PATTERSON STREET	800 N SHORELINE BLVD, SUITE 200	06DA-37426
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	CORPUS CHRISTI, TX 78469-9940	
(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, DICA MAPLES, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN P. SANDERS AND WIFE, SARAH E. SANDERS

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. 86, on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, page 75, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to L. R. Maples and wife, Dica Maples, by deed from P. P. Davis and wife, Era Davis, of record in Book 2398, page 356, Register's Office for Davidson County, Tennessee. The said L. R. Maples has since died and is survived by wife, Dica Maples.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of Dica Maples, by Lee R. Maples, Jr., as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 8493, page 909, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated February 22, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

13036

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS AS PRESENTED ON THE DATE AND TIME SHOWN HEREON

TAX 124.00

This is unimproved ( ) improved (X) property, known as 425 PATTERSON STREET, NASHVILLE, TN 37211
(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 31st day of March 19 95

DICA MAPLES
By: Dica Maples By Lee Maples
LEE R. MAPLES, JR., ATTORNEY-IN-FACT

BOOK 9635 PG 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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
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

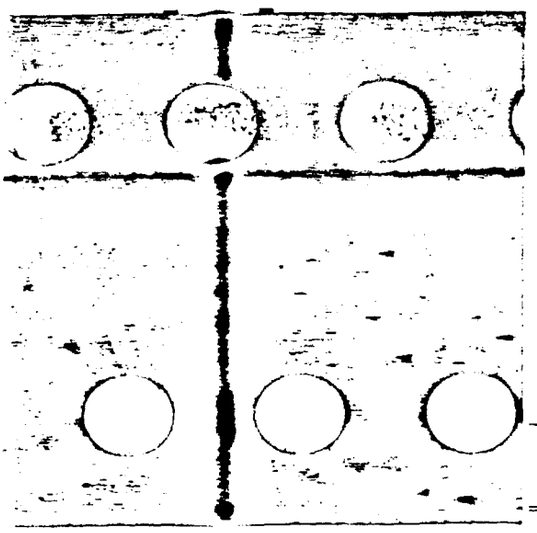
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE R. MAPLES, JR., 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 on behalf of DICA MAPLES, as her Attorney-in-Fact, as the free act and deed of the within named DICA MAPLES.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of MARCH 1995.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM



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

RECEIVED OF _____

FOR _____

BOOK 9635PG471

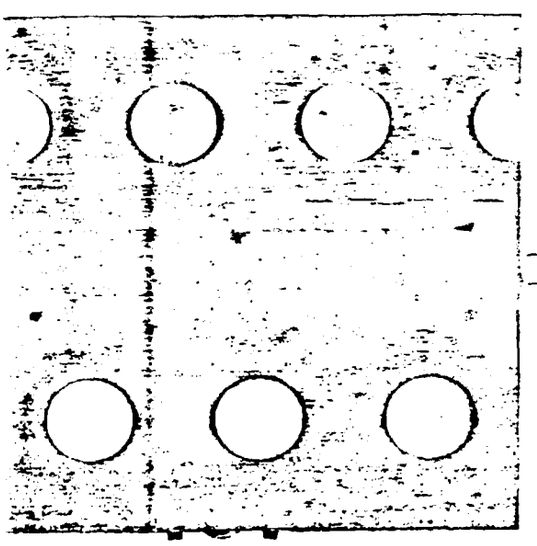
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT	50000.00
CON TX	135.00
PRFEE	1.00
MREED	8.00
TOTAL	194.00
CHECK	194.00

04/03/95 01 15:15 0001 7016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48036
IDENTIFICATION REFERENCE

95 APR -3 PM 3:15

No. 896546