File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Billy G. Sanders and Carol A. Sanders
2214 Eastland Avenue
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 83-7
GROUP
PARCEL 303

WARRANTY DEED

BOOK 9722 PG 792

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Raymond C. Perrin and wife, Billie June F. Perrin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy G. Sanders and wife, Carol A. 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. 1 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.
>
> Said Lot No. 1 fronts 80 feet on the south side of Eastland Avenue and runs back between lines, 175 feet to a dead line and measures 80.3 feet on rear.
>
> BEING the same property conveyed to Raymond C. Perrin and wife, Billie June F. Perrin, by deed from William Stanley Davis and wife, Mildred Frances Davis, as of record in Book 3369, page 413, Register's Office for Davidson County, Tennessee.

This is improved property known as 2214 Eastland Avenue, Nashville, TN 37206.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy G. Sanders and wife, Carol A. Sanders, their heirs and assigns, forever; and we, Raymond C. Perrin and wife, Billie June F. Perrin, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9722 PG 793

Witness our hands this the 30th day of June, 1995.

Raymond C. Perrin

Billie June F. Perrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond C. Perrin and wife, Billie June F. Perrin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1995.

NOTARY PUBLIC

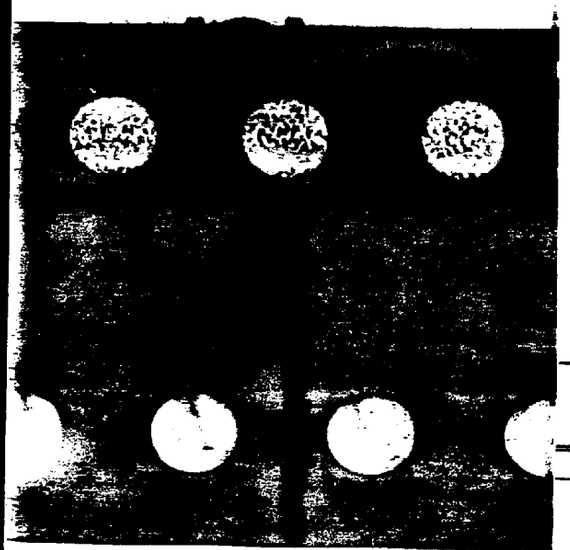
My Commission Expires: My Commission Expires MAR. 23, 1996

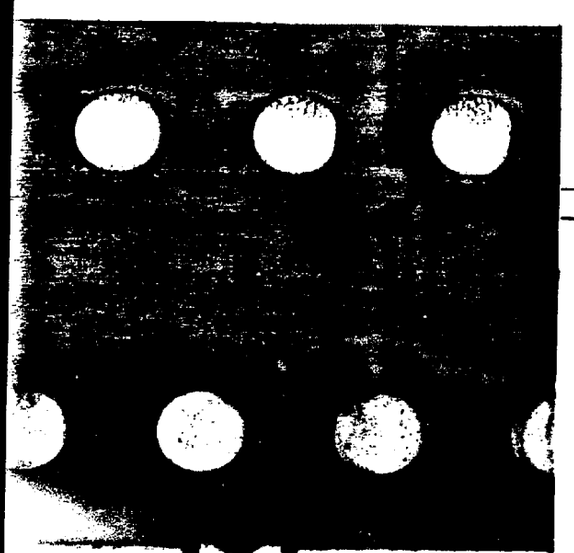
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95 JUL -5 PM 4:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

00076454
IDENTIF. # REFERENCE

9247 07/05 0101 03CHECK 280.95





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

RECEIVED OF _____

FOR _____

BOOK 9722 PG 794

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/95 01 16:23 0001 8247

0076454
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927394