This Instrument Prepared by B. Simmons
8 Penn Center
Philadelphia, PA 19103

BRNF-00053

WARRANTY DEED

THIS INDENTURE, made this 15th day of August, A.D., 19 95, between **TIMOTHY D. YOUNKIN and MARY JO YOUNKIN, Husband and Wife**

Tennessee, First Parties, and

Michael J. Sandler and spouse, Kathy L. Sandler Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Four Hundred Fifteen Thousand and 00/100--------
($ 415,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 & 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same premises which Julia Pinckney Tompkins Walter, formerly known as Pinckney W. Younkin , a/k/a Julia P. Younkin, by Quit claim Deed dated May 31, 1995 and recorded in Davidson County, Tennessee in Deed Book Volume 9690, Page 89&c., granted and conveyed unto Timothy D. Younkin, in fee.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Timothy D. Younkin (L.S.)
Timothy D. Younkin

_____(L.S.) Mary Jo Younkin (L.S.)
Mary Jo Younkin

STATE OF ~~TENNESSEE~~ Kentucky }
COUNTY OF Jefferson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **TIMOTHY D. YOUNKIN and MARY JO YOUNKIN, Husband and Wife,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Jefferson County, this 7th day of Aug 19 95

Velma Westenskow
Notary Public

Velma Westenskow, Notary Public
State at Large, KY
My commission expires 2/16/99

My Commission expires _____

Map & Parcel # 157-53 Field Book 7D 40902

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Michael J. Sandler
ADDRESS 6308 Edinburgh Drive
Nashville, Tn ~~XXXXX~~ 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 415,000.00 . Affiant _____.

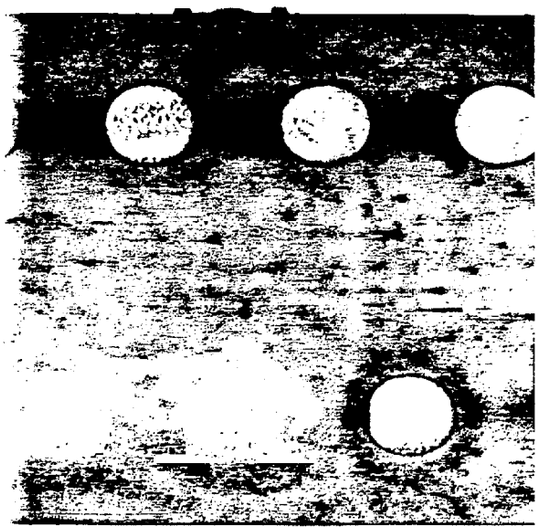
Subscribed and sworn to before me this 15th day of August 19 95 .

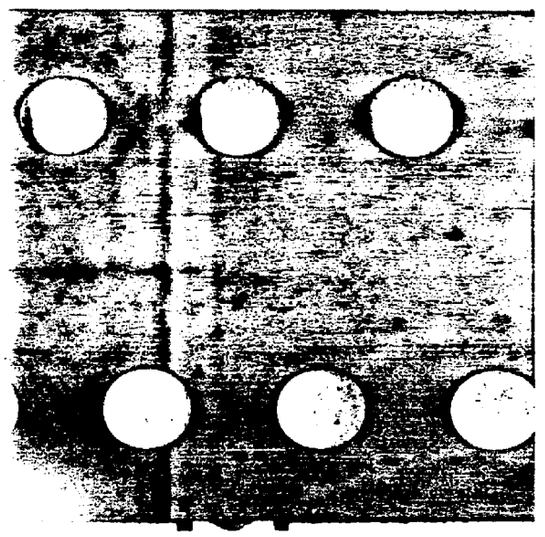
Notary Public _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

95 AUG 18 AM 9:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0090790
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9766 PG 426

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 415000.00
CON TX 1535.50
PRFEE 1.00
WDEED 8.00
TOTAL 1544.50
CHECK 1544.50
08/18/95 01 09:46 0001 3868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090790
IDENTIF. & REFERENCE

95 AUG 18 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942837