[ADDRESS NEW OWNER	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Suzanne Sanders	[Suzanne Sanders	] 134-02-0]
[Rickie L. Sanders	[116 Fitzpatrick Ct.	]]
[Charles L. Sanders	[Nashville, TN 37214	] 038.00]
[	[	]]

[THIS INSTRUMENT PREPARED BY: Bryce C. Ruth, Jr., Attorney at Law, 3210 Hwy 31 W, White House, Tennessee 37188 (615) 672-3107] [at request of Grantee, based upon information supplied by the parties and without benefit of title search.]

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, I, Clarice C. Sanders, by these presents do hereby transfer, grant, and convey unto Suzanne Sanders, Rickie L. Sanders, and Charles L. Sanders, as tenants-in-common, their successors and assigns, all of her right, title and interest in the following parcel of land in the Second Civil District of Davidson County, described as follows:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 55 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages 109 and 110, Register's Office for said County.
>
> Said Lot No. 55 fronts 151.2 feet on the southerly margin of Vinson Drive and runs back 350 feet on the westerly side and 320 feet on the easterly side to a dead line in the rear measuring 81.1 feet.
>
> Being the same property conveyed to Clarice C. Sanders by deed from Mrs. Myrtle Lanier, a widow, of record in Book 3995, page 396, Register's Office for said County.
>
> This conveyance is made subject to restrictions of record in Book 2294, page 506, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, pages 109 and 110, said Register's Office shows an Owner's Certificate, a 40 foot setback line from Vinson Drive, and a 10 foot easement for public utilities across the easterly and southerly lines of said lot, and the Plan shows a temporary easement for road turnabout measuring 90 x 10 feet along the easterly 90 feet of the northerly line of said lot.
>
> This property is unencumbered.
>
> This is improved property, known as 640 Vinson Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Suzanne Sanders, Rickie L. Sanders, and Charles L. Sanders, as tenants in common, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 1992 real estate taxes which are to be prorated.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Suzanne Sanders, Rickie L. Sanders, and Charles L. Sanders, as tenants in common, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 12th day of October, 1992.

BOOK 9946 PG 510

Clarice C. Sanders
GRANTOR, CLARICE C. SANDERS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Emily Cochran, the undersigned, a notary public in and for said County and state, the within named CLARICE C. SANDERS, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this the 16th day of November, 1992.

Emily Cochran
NOTARY PUBLIC
My commission expires: My Commission Expires March 27, 1993

[STATE OF TENNESSEE
[COUNTY OF Davidson
[
[The actual consideration or value, whichever is greater,
[for this transfer is $ 70,000.00

Suzanne Sanders
Affiant/Grantee

[Subscribed and sworn to before me
[this the 13 day of Feb., 1993.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My commission expires:~~

7611 02/13/93 01:01 03 CHECK 268.00
FELIX Z. ... DAVIDSON COUNTY, TN.
FEB 13 PM 12:43
PICK-UP

IDENTIFICATION REFERENCE
0150030

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9946PG511

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

02/13/96 01 12:45 0001 7611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150030
IDENTIF. # REFERENCE

96 FEB 13 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005810