0186122

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAY 29 AM 9:57

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37683
Dav. Co. File: Box 8

BOOK 10063 PG 979

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Steven Sanders Rosemary Sanders 113 Hicks Road Nashville, Tennessee 37221	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, Tennessee 37219-2588

TAX MAP-PARCEL NUMBERS: 142-15-C-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Ann Gonyea, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Steven Sanders and spouse, Rosemary Sanders,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee being Unit No. 113 of Breckenridge Condominiums, a horizontal property regime pursuant to the Tennessee Housing Property Act, as shown on Exhibit A & B to the Master Deed of record in Book 6808, Page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jennifer Ann Gonyea, unmarried by deed from Susan E. MacKenzie, unmarried of record in Book 8100, Page 33, Register's Office ofr said County.

This is improved property, known as: 113 Hicks Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17TH day of May, 1996.

BOOK 10063 PG 980

Jennifer Ann Gonyea

WILLIAM R YORDY
Notary Public, Wayne County
My Commission Expires June 30

State of MICHIGAN
County of WAYNE

On this 24th day of May, 1996, before me the undersigned authority, personally appeared **Jennifer Ann Gonyea**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6/1/97

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70000.00

Affiant

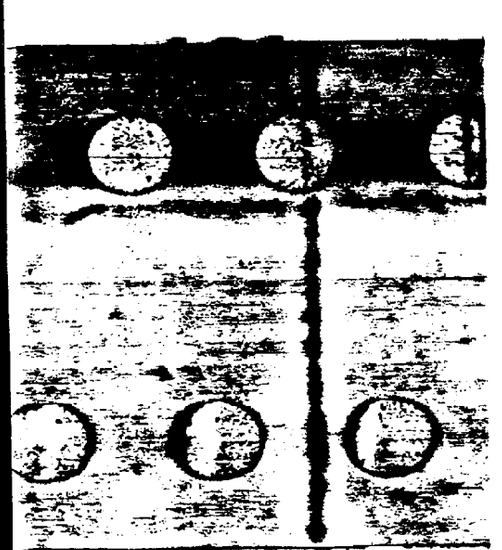
Sworn and subscribed before me on the 24th day of May, 1996.

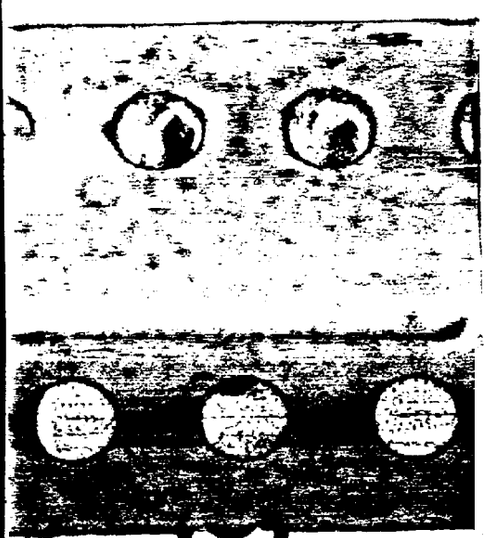
Notary Public

My Commission Expires:

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/98

6347 05/29 0101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 981

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
05/29/96	01			09:59 0001 6347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186122 IDENTIF. # REFERENCE

96 MAY 29 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1044258