PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00279905

BOOK 10093 PG 671

WARRANTY DEED

File No: 00279905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ange Harper	Regions Mortgage, Inc.	Map 161-14-B
[NAME]	[NAME]	
203 Highland Villa Circle	605 S. Perry Street	Parcel 203
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Montgomery, AL 36104	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jeffrey T. Sanders and wife, Karen L, Sanders

have this day bargained and sold, and do hereby transfer and convey unto the said Ange Harper, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 20TH day of JUNE, 19 96.

Affiant

My Commission Expires: 03/22/97 [Affix Seal]

Notary Public Michele M. Cooper

Michele M. Cooper

unimproved ( )
This is improved (X) property known as 203 Highland Villa Circle, Nashville, TN 37211
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 20TH day of JUNE, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey T. Sanders

Karen L. Sanders

BOOK 10093 PG 675

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Jeffrey T. Sanders and wife, Karen L. Sanders

the within named bargainor(s), 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, Davidson COUNTY, Tennessee this 20TH day of JUNE, 19 96

Michele M. Cooper
Notary Public
Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

0195102
IDENTIF. # REFERENCE

96 JUN 21 AM 8:51
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

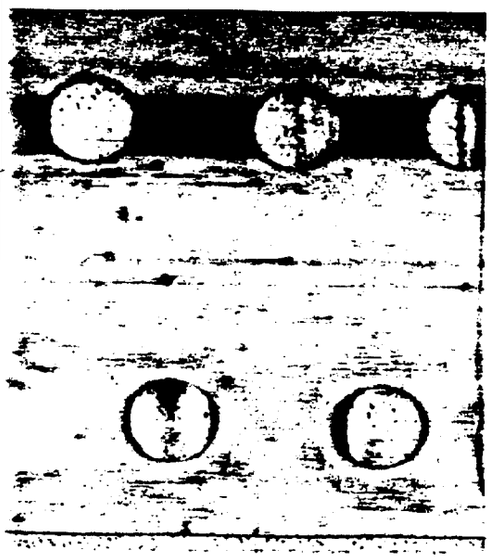
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

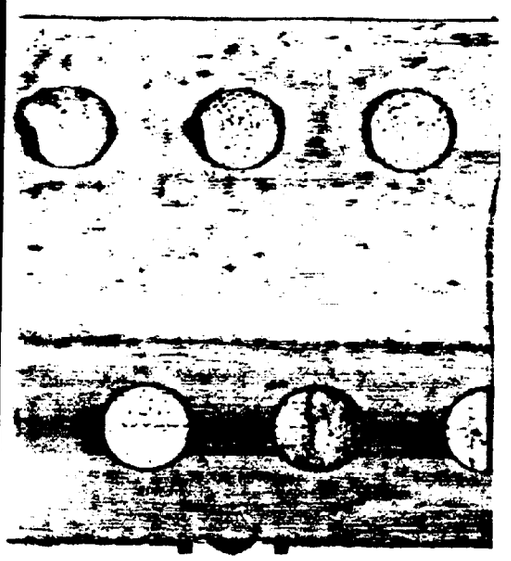
EXHIBIT "A" BOOK 10093 PG 676

Land in Davidson County, Tennessee, being Unit No. 203, on the plan of Highland Villa Condominiums, according to the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, and Book 8765, page 610, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey T. Sanders and wife, Karen L. Sanders by Warranty Deed from Nationwide Insurance Company, an Ohio Corporation, of record in Book 9418, page 456, Register's Office for Davidson County, Tennessee.

RECEIVED 2:04 JUL 13 '94 401.50





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

RECEIVED OF _____

FOR _____

BOOK 10093 PG 677

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 401.50
				CHECK 401.50
			06/21/96 01	08:52 0001 6054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195102 IDENTIF. ↑ REFERENCE

96 JUN 21 AM 8:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053842