STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES July 27, 1996 7-27-96
(AFFIX SEAL)

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 300, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald W. Sanders (NAME)	SouthTrust Mortgage Corporation (NAME)	90-15
531 Starliner Drive (ADDRESS)	100 Brookwood Place, Suite 300 (ADDRESS)	111
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	8DA 32912

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph C. Eades, III and wife, Kimberly R. Eades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Sanders and wife, Daphne J. 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 1025 on the Map of Charlotte Park, Section Thirteen, as of record in Book 2900, pages 142 and 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 1025 fronts 75.0 feet on the southerly side of Starliner Drive and runs back between parallel lines 170.0 feet to a line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Joseph C. Eades, III and wife, Kimberly R. Eades by deed from Estelene Thompson, unmarried of record in Book 8069, page 614, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3185, page 544, said Register's Office.

This conveyance is subject to any and all existing easements of record.

02014469
RECEIVED FOR RECORD
96 JUL 17 AM 10:26
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

6178 07/17 0101 03CHECK 416.00

This is improved (X) unimproved ( ) property, known as 531 Starliner Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of July 19 96

Joseph C. Eades, III

Kimberly R. Eades

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Eades, III and wife, Kimberly R. Eades

the bargainor S, 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 Brentwood, Tennessee, this 15th day of July, 19 96.

Commission expires July 27, 1996 C. 7. 96

Notary Public

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

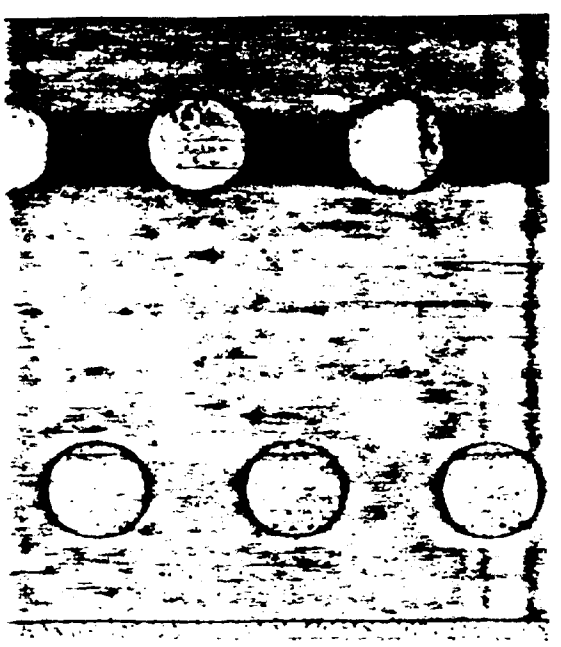
STATE OF TENNESSEE
COUNTY OF

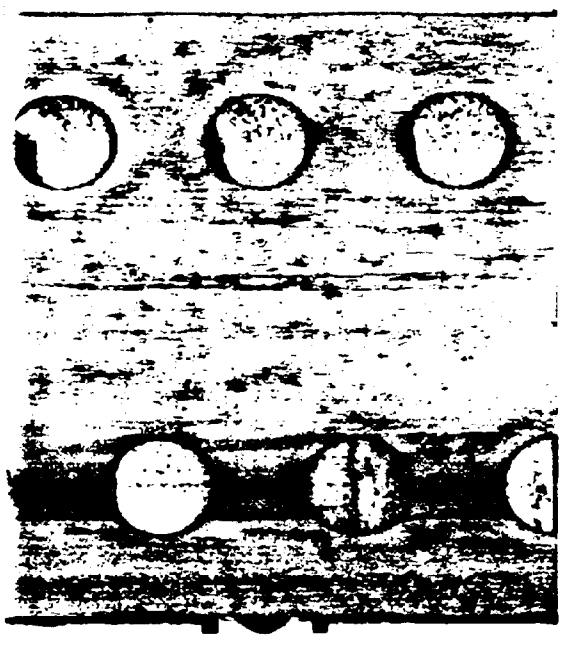
On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10123 PG 594

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
110000.00

CON TX	407.00
PRFEE	1.00
MDEED	8.00
TOTAL	416.00
CHECK	416.00

07/17/96 01 10:28 0001 6198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02044469
IDENTIF. ↑ REFERENCE

96 JUL 17 AM 10:26
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1063861