ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Paul D. Sanderson 4501 Nevada Avenue Nashville, TN 37209	GMAC Mortgage Corporation of PA 5544 Franklin Rd. Suite 202 Nashville, TN 37220	Map 091-16-0 Parcel 108.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Richard A. Davis and wife, Shari V. Fox Davis f/k/a Shari V. Fox (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Paul D. Sanderson, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 402, Block 20, Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard A. Davis and Shari V. Fox by Warranty Deed from Linda G. Compton, unmarried of record in Book 9030, Page 790, Register's Office for Davidson County, Tennessee.

Shari V. Fox and Shari V. Fox Davis are one and the same person.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4501 Nevada Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 1996.

Notary Public

My Commission Expires 1-24-98

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of August, 1996.

Richard A. Davis

Shari V. Fox Davis
f/k/a Shari V. Fox

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 **Richard A. Davis and wife, Shari V. Fox Davis f/k/a Shari V. Fox,** the bargainors 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 Nashville, Tennessee, this 28th day of August, 1996.

NOTARY PUBLIC

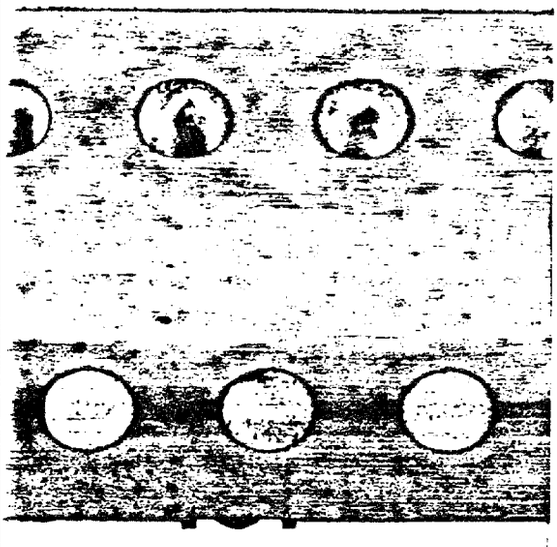
My Commission Expires: 1-1-99

0221093
IDENTIF. & REFERENCE

96 SEP -4 PM 1:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4027 09/04 0101 03CHECK 593.60





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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 747

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	
				158000.00
			CON TX	584.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	593.60
			CHECK	593.60
09/04/96	01		13:02 0001	4027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221093
IDENTIF. & REFERENCE

96 SEP -4 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026529