WARRANTY DEED

BOOK 10307 PG 448

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Charles S. Sanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN 29 1998
(AFFIX SEAL)

PATRICIA D. KUHL NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Sanderson (NAME)	Charles Sanderson (NAME)	PART OF
Lot 7 of The Marchetti Company (ADDRESS) Property	617 River Rouge Drive (ADDRESS)	102-14-113
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	08DZ78461

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, The Marchetti Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Sanderson and wife, Debra Sanderson

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 Davidson County, Tennessee, being Lot No. 7 on the Plan of The Marchetti Company Property, of record in Book 9700, Page 213, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The Marchetti Company by deed from Kevin McGinn of record in Book 10020, Page 447, Register's Office for Davidson County, Tennessee.

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

0260641
IDENTIF. & REFERENCE

96 DEC 31 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as Lot 7 of The Marchetti Company* Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Property

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 my hand this 31st day of December, 19 96

The Marchetti Company
By: Michael V. Marchetti
Michael V. Marchetti, President

BOOK 10307 PG 449

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael V. Marchetti and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the The Marchetti Company the within named bargainor, and corporation, and that he as such President 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 Michael V. Marchetti as such President, and attesting the same by the said _____ as such _____.

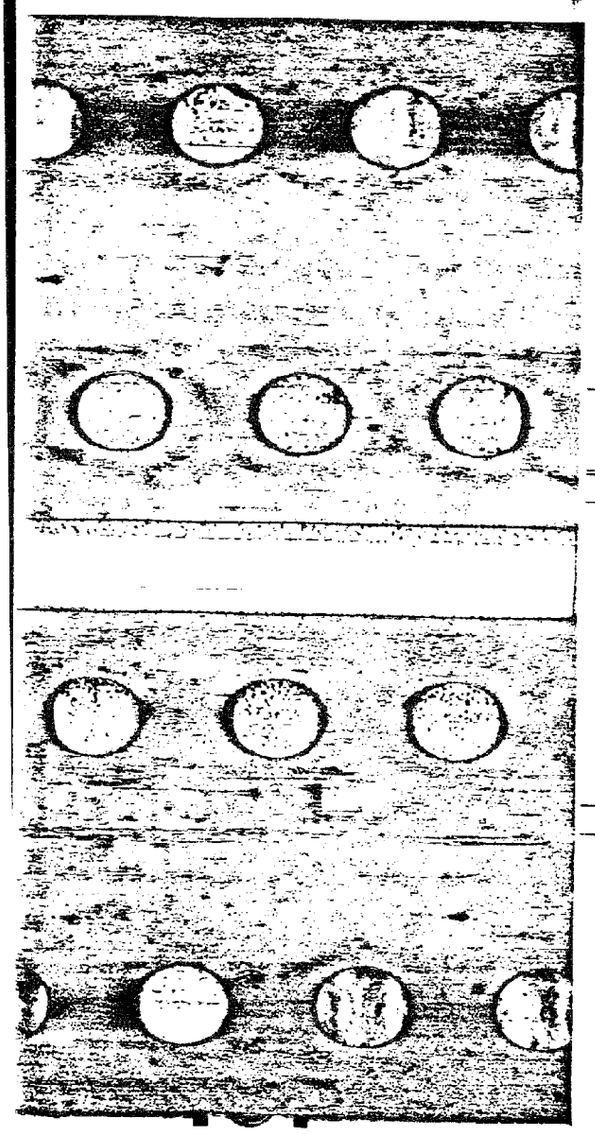
Witness my hand and official seal at office at Nashville TN on this the 31st day of December 19 96.

My commission expires My Commission Expires JAN. 24 1998

_____
Notary Public

PATRICIA NOTARY PUBLIC DAVIDSON

1079 12/31 0101 03CHECK 188.50



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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 450

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	35000.00
			CON TX	129.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	138.50
			CHECK	138.50

12/31/96 01 16:19 0001 1079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260641
IDENTIF. A REFERENCE

96 DEC 31 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1103630