BOOK 10309 PG 659

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00

Bill D Saunders
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 2nd day of January 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BILL D. SAUNDERS 621 Berry Road Nashville, TEnnessee 37204	Bill D. Saunders 5107 Franklin Road Nashville, TN 37220	MAP 118-3 PARCEL 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100- ---------- ($ 125,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, FLOYD C. HAGEWOOD AND WIFE, CATHERINE T. HAGEWOOD hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BILL D. SAUNDERS AND WIFE, LINDA A. SAUNDERS hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 18 on the Plan of Berrywood Subdivision, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 80.0 feet on the southerly margin of Berry Road and runs back between lines 207.5 feet on the westerly side and 145.9 feet on the easterly side to a dead line in the rear on which it measures 100.0 feet.

INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom are 1239 square feet vested in the State of Tennessee by decree entered in Minute Book 92B, page 590, Third Circuit Court for Davidson County, Tennessee.

BEING the same property conveyed to Floyd C. Hagewood and wife, Catherine T. Hagewood, by deed from Robert Overton Bickley and wife, Rosemary R. Bickley, of record in Book 4544, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as 621 Berry Road, Nashville, TEnnessee 37204

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 s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Berrywood Subdivision, Section 2 of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of January, 19 97.

Floyd C. Hagewood

FLOYD C. HAGEWOOD

Catherine T. Hagewood

CATHERINE T. HAGEWOOD

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 FLOYD C. HAGEWOOD AND WIFE, CATHERINE T. HAGEWOOD, 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 this 2nd day of January, 1997.

Mitchell A Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

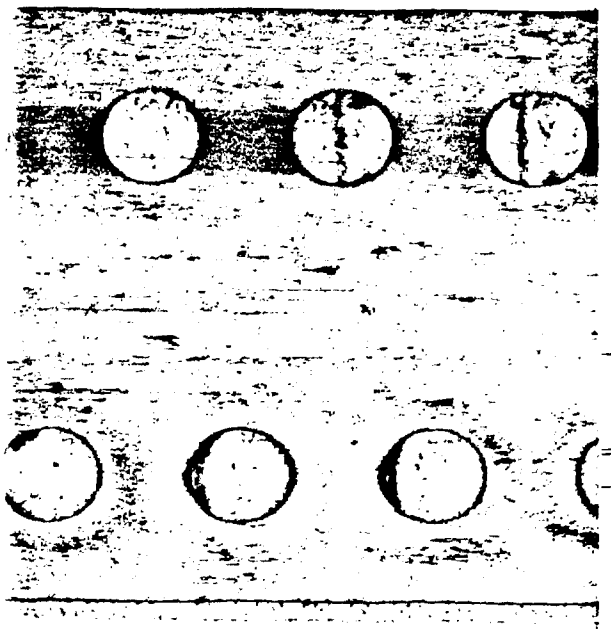
My Commission Expires: _____

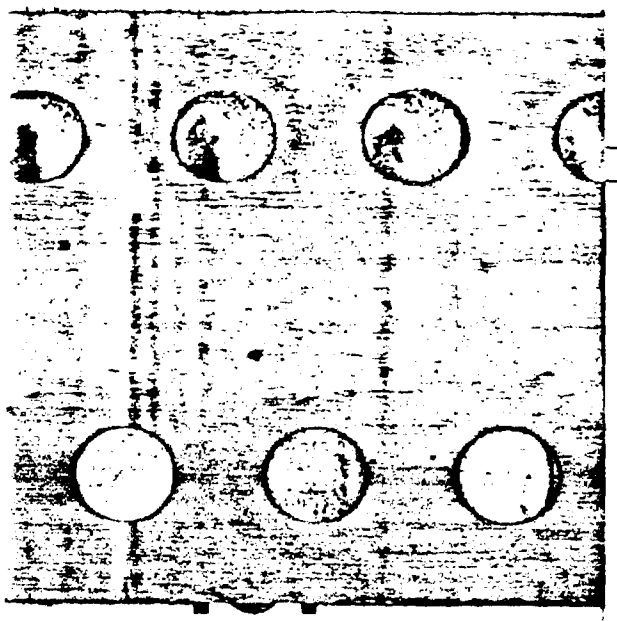
Notary Public

02611227
IDENTIF. & REFERENCE

97 JAN -3 AM 9:10
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1695 01/03 0101 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 661

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50
01/03/97 01 09:10 0001 1695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611227
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104240