WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
10313 PG 292

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF December, 19 96

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TN.

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Sandifer	AmSouth Bank of Alabama	MAP 95-11
(NAME)	(NAME)	
406 Blue Hills Drive	2050 Parkway Office Circle	PARCEL 146
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, June B. Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Sandifer and wife, Corine R. Sandifer

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:

BEING Lot No. 4, on the plan of Merry Oaks Section II, of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert H. Lee and wife, June B. Lee by deed from Otis D. McMurtry and wife, Naomi C. McMurtry, of record in Book 2204, Page 223, Register's Office for said County. See also Quitclaim Deed from Robert H. Lee to June B. Lee, of record in Book 6019, Page 257, Register's Office said County.

026138 IDENTIF. & REFERENCE

97 JAN -3 PM 1:33
JOHN W. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 406 Blue Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 27th day of December 19 96

June B. Lee

BK/VOL 10310 PG 293

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 June B. Lee, unmarried

the bargainor _____ 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, Tennessee, this 27th day of December 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

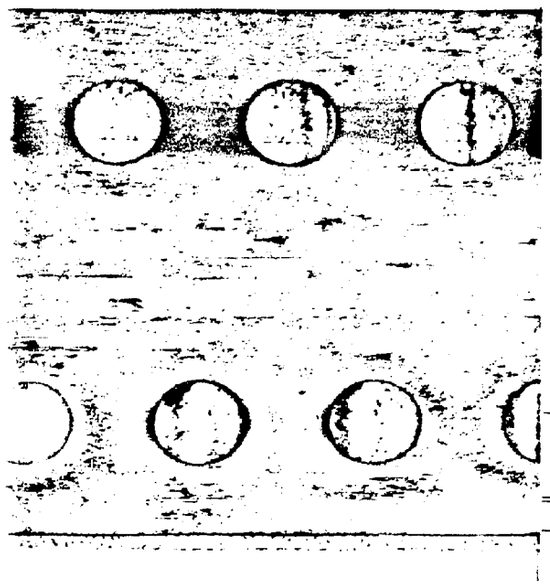
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

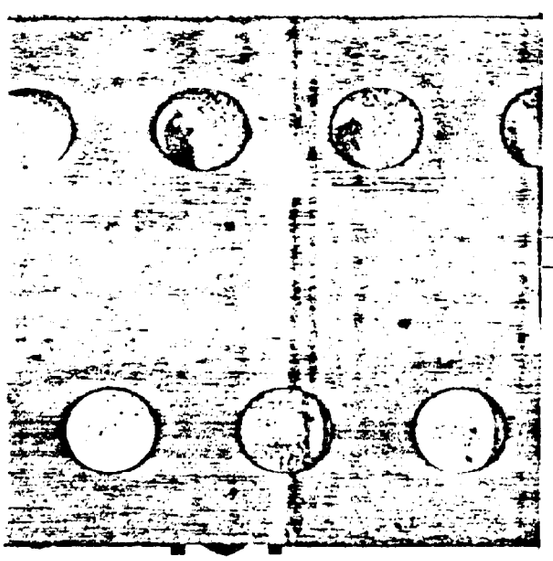
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

1860 01/03 0101 03CHECK 342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 294

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
01/03/97	01	13:34	0001	1860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261381

IDENTIFICATION REFERENCE

97 JAN -3 PM 1:38

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1104405