283088
Box 35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
315 DEADERICK STREET, SUITE 1905
NASHVILLE, TENNESSEE 37238

The actual consideration for this transfer or value of property (whichever is greater) is $625,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

subscribed before me
, 1997.

ion Expires: 11-10-97

BOOK 10480 PG 363

97 JUN -4 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03121158
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
Stephen C. Sanders and Melinda Sanders
229 Lakewood Drive
Madison, Tennessee

SEND TAX BILL TO:
NationsBanc Mortgage Corp.
P. O. Box 740017
Louisville, KY 40201

Map: 51-0
Parcel: 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ben R. Betty, III and wife, Nancy D. Betty, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Stephen C. Sanders and wife, Melinda Sanders, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 229 Lakewood Drive, Madison, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises.

1. 1997 real property taxes, a lien not yet due and payable.

2. Easements, rights and privileges of the Madison Suburban Utility District of Davidson County, Tennessee, for water mains running across the premises as described herein, of record in Book 1129, pages 8 and 11, Register's Office for Davidson County, in Book 1580, page 485, said Register's Office, and as set out by letter of The Madison Suburban Utility District, dated April 27, 1979, and as shown on survey of Michael V. Holmes & Associates, Inc., dated September 26, 1979.

3. Flowage easement granted to United States of America by Newman Cheek and wife, Sarah J. Cheek, of record in Book 2204, page 267, Register's Office for Davidson County, Tennessee.

4. Easement for flow of creek located within premises as described herein.

5. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 4197, page 319, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 4868, page 668, Register's Office for Davidson County, Tennessee.

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7. Rights of others to the use of 30 foot ingress/egress easement of record in Book 3962, page 988, Register's Office for Davidson County, Tennessee, and as shown on survey dated June 7, 1983, prepared by Bob Cummings, Land Surveyor, of record in Book 6481, page 955, said Register's Office.

8. Agreement dated November 2, 1984 by and between Ben R. Betty, III, Dr. James T. Hayes, Sr., James T. Hayes, Jr. and Third National Bank, recorded in Book 6481, page 948, said Register's Office.

9. An Easement for drainage and water main granted to Madison Suburban Utility District of record in Book 7881, page 866, said Register's Office.

10. Fifty foot private ingress-egress and private utility easement agreement to maintain of record in Book 5769, page 635, ins said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 2nd day of June, 1997.

GRANTOR:

Ben R. Betty, III

Nancy D. Betty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ben R. Betty, III and Nancy D. Betty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 1997.

Notary Public

My Commission Expires: 11-10-97

8954 06/04 0101 03CHECK 2325.50

EXHIBIT A

PROPERTY DESCRIPTION

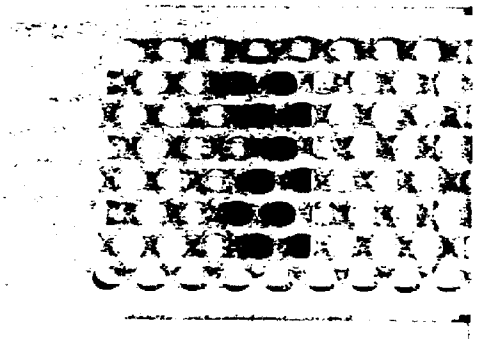
A tract of land in the First and Second Civil Districts of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set in the center of a 30-foot roadway easement as recorded in Book 5523, Page 172, R.O.D.C., Tennessee; said pin also lying in the southerly line of the Madison Suburban Utility District as recorded in Book 971, Page 247, Book 4737, Page 692 and Book 4737, Page 695, R.O.D.C., Tennessee; thence,

Leaving said road and with the southerly line of The Madison Suburban Utility District property, S 37° 56' 51" E, 120.02 feet to a point; thence,
Continuing with said southerly line, N 52° 08' 29" E, 365.27 feet to a point; thence,
Continuing with said line, S 40° 38' 34" E, 90.41 feet to a point in the Cumberland River; thence,
Down said river as described in Book 769, Page 50, R.O.D.C., Tennessee, S 24° 29' 25" W, 782.20 feet to a point; thence,
With the north line of Lot One, as shown on the Plan of Section One, Addition to A. J. McGauhey's Hayesboro Subdivision as of record in Plat Book 5190, Page 501, R.O.D.C., Tennessee, N 81° 32' 10" W, passing a witness pin near the top of a bluff at a distance of 138.58 feet and for a total distance of 317.05 feet to an existing iron pin; thence,
Continuing with the north line of Lot One, S 78° 05' 09" W, 116.15 feet to an existing iron pin; thence,
With the north line of John T. Dugger, Jr., etux by deed of record in Book 8818, Page 944, R.O.D.C., Tennessee, N 60° 39' 30" W, 326.76 feet to an existing iron pin; thence,
Continuing with Dugger and line crossing Cheek Lake, N 58° 24' 07" W, 300.67 feet to an existing concrete monument on the west side of said lake and in the east line of the Spring Hill Cemetery as recorded in Deed Book 3962, Page 988, R.O.D.C., Tennessee; thence,
Leaving the east line of Spring Hill Cemetery and with a line crossing Cheek Lake and an agreement line of record in Book 6481, Page 948, R.O.D.C., Tennessee, N 66° 59' 12" E, 584.72 feet to a point in said lake and in the westerly line of the aforementioned Madison Suburban Utility District's westerly line; thence,
With said westerly line, S 18° 31' 29" E, 86.24 feet to an existing iron pin; thence,
With the southerly line of Madison Suburban Utility District, N 61° 50' 12" E, 346.82 feet to the point of beginning and containing 11.282 acres according to a survey prepared by Ragan-Smith-Associates, Inc. dated July 18, 1994, 315 Woodland Street, Nashville, Tennessee 37206.

Being part of the same property conveyed to Ben R. Betty, III, by deed of record in Book 5523, page 172, and by deed of record in Book 6481, page 939, Register's Office for Davidson County, Tennessee, and also including part of the property conveyed to Ben R. Betty, III and Nancy Betty by Quitclaim Deeds of record in Book 9887, page 564, and Book 9887, page 577, said Register's Office.

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

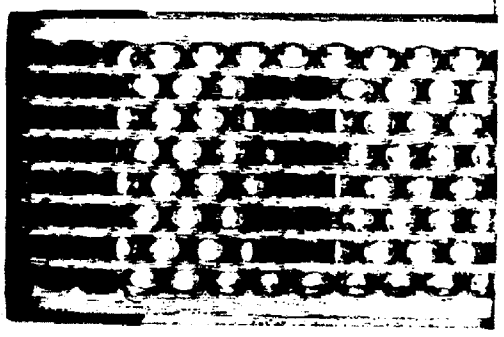
BOOK 10480 PG 366

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 625000.00
CON TX 2312.50
PRFEE 1.00
WDEED 12.00
TOTAL 2325.50
CHECK 2325.50
06/04/97 01 15:30 0001 8954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 12 11 58
IDENTIF. ↑ REFERENCE

97 JUN -4 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158879