Box 2

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January, 19 98 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires March 27, 1999

P.B. 10765 PG. 294

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Sanders	New Owner	66-9.01
(NAME)	(NAME)	
5801 Ashland City Highway	5235 Tidwell Hollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Roscoe G. Lain and wife, Edie F. Lain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Sanders and wife, Joyce E. Sanders

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Roscoe G. Lain and wife, Edie F. Lain, by deed from First Cumberland Bank, of record in Book 8424, Page 478, re-recorded in Book 8437, page 167 and Book 8445, page 545, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 2156, page 507; Flowage easement in Book 2156, page 507; Tennessee Central Railway; Flowage easement in Book 2155, page 301; Easement for right-of-way Tennessee Highway No. 12 lying within the boundaries of premises; Ordinance Bill No. 092-362 changing Hydes Ferry Pike between Clarksville Pike and The Cheatham County Line to "Ashland City Highway" (Proposed No. 92M-0894); all of record in the Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 0393397

98 JAN 26 PM 12:2[illegible]

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 5801 Ashland City Highway, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 22nd day of January, 19 98

Roscoe G. Lain

Roscoe G. Lain

Edie F. Lain

Edie F. Lain

BK/ 10768 PG 295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roscoe G. Lain and wife, Edie F. Lain

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 at Brentwood, Tennessee, this 22nd day of January, 1998.

Commission expires 3/27/99

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Roscoe G. Lain and wife, Edie F. Lain

TO

Donald W. Sanders and wife, Joyce E. Sanders

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

Land in the 13th Civil District of Davidson County, Tennessee being three adjacent tracts of land, as follows:

Tract A. Beginning at the east corner and right of way of the Tennessee Railroad and Brower east corner; thence with the right of way of said Railroad 160 feet east; thence southwardly to the slough of Cumberland River; thence with low water mark 160 feet west to Brower's corner at the river; thence northwardly to the right of way of said railroad and Brower's corner.

Tract B. Beginning at the right of way of the Tennessee Central Railroad and W. H. Brower's easterly line of a lot formerly purchased of G. R. Oglesby, Trustee, as of record in Book 1151, Page 280, of the Register's Office; thence easterly 40 feet to a point; thence southerly to the low water mark of the slough of Cumberland River; thence west 40 feet to a point; thence northerly to the right of way of said Railroad, the place of beginning.

Tract C. Being described according to survey made June 1, 1931, by Earl Drake, County, Surveyor, as follows: Beginning at a water maple on the east bank of Island Branch and on the south right of way line of the Tennessee Central Railroad; thence along the east bank of Island Branch south 30-¼ degrees west 92 feet to a stake at the mouth of said branch where it runs into Cumberland River; thence up said river at a low water line, south 77-½ degrees east 173 feet to and including a pile of large stone boulders; thence north 8 degrees east 73 feet to a stake on the said south right of way line of the Tennessee Central Railroad; thence with said right of way line, north 73 degrees west 125-½ feet to the beginning.

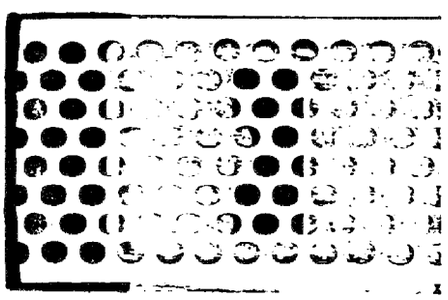
5595 01/26 0101 03CHECK 35.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

P.B. 10768 P.G. 297

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	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	12.00
TOTAL	35.20
CHECK	35.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5595

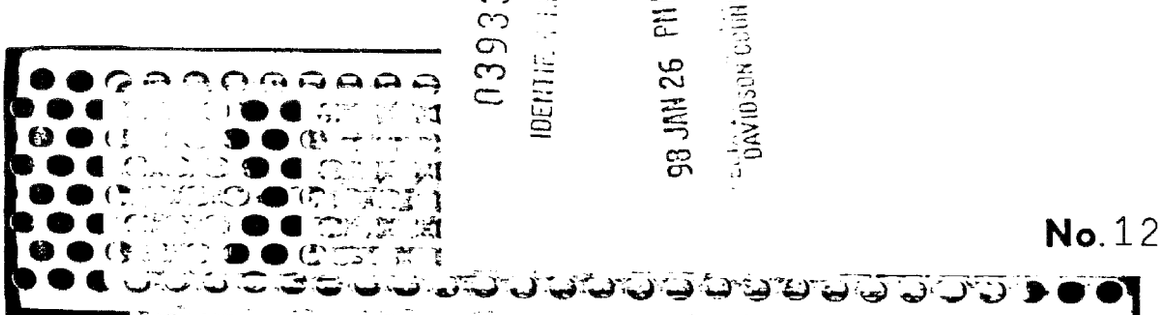
0393397

IDENTIFICATION REFERENCE

98 JAN 26 PM 12:33

REGISTER

DAVIDSON COUNTY, TN.



No. 1246196