24

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[John Scott Sanders and wife,	[First Republic Mortgage	[Map 103-3]
[Michelle Sanders	[Corporation	[Parcel 58]
[5203 Dakota Avenue	[3212 West End Av. Ste.500[	[ ]
[Nashville, TN 37209	[Nashville, TN 37203	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		98-04-5028]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Kathryn Elizabeth Stoner, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto John Scott Sanders and wife, Michelle Sanders (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly seventy feet of the westerly 220 feet of the northerly 170 feet of Block No. 20 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, of the Register's Office for Davidson County, Tennessee.

Said part of said Block No. 20 fronts seventy feet on the southerly side of Dakota Avenue and runs back between parallel lines, southerly 170 feet to a dead line.

Being the same property conveyed to Hugh Clifton Timmons and Kathryn Elizabeth Stoner, son and daughter of the late J. C. Timmons and wife, Teresa D. Timmons, said Grantees being the only heirs at law of the said J. C. Timmons, et ux, with title to vest in the survivor of said Grantees, absolutely, by Quitclaim Deed from Hugh Clifton Timmons of record in Book 5369, page 136, Register's Office for Davidson County, Tennessee.

The said Hugh Clifton Timmons has since died on 12-13-90, and title has vested in Kathryn Elizabeth Stoner as the sole surviving joint tenant with right of survivorship.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5203 Dakota Avenue, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for]
[this transfer is $136,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[30th day of April, 1998.]
[ ]
[Notary Public]
[My Commission Expires: 11-24-2001]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 1998.

Kathryn Elizabeth Stoner

Kathryn Elizabeth Stoner

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 Kathryn Elizabeth Stoner, 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 30th day of April, 1998.

Notary Public

My Commission Expires: 11.24.2001

1659 05/04 0101 03CHECK 512.20

98 MAY -4 AM 9:13

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0432599

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

RECEIVED OF _____

FOR _____

BOOK 10912 PG 83

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 136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
TOTAL 512.20
CHECK 512.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/98 01 09:16 0001 1659

0432599
IDENTIF. # REFERENCE
98 MAY -4 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287735