Return to: Castleman Title & Escrow 213 A Ward Circle Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 10955 PG 474

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $170,000.00.

Leslie Dawn Newpher
Affiant

Subscribed and sworn to before me this the 29th day of May, 1998.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leslie Dawn Newpher 717 Estes Road Nashville, TN 37215	SunTrust Bank, Nashville, N.A. P.O. Box 305110, 7th Floor Nashville, Tennessee 37230-5110 Loan No. 342998	Map 116-04-0 Parcel 127.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Michael H. Sanderlin and wife, Alice J. Sanderlin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Leslie Dawn Newpher, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots No. 13 and 14 on the Map of Clearview Subdivision, of record in Book 843, Page 8, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Estes Avenue, 10 feet south of the common corner of Lots 12 and 13; thence with the margin of said Avenue southwardly 78.3 feet more or less to the beginning of a curve; thence with said curve, southwesterly 48 feet to a point in the northerly margin of Crescent Road; thence with the margin of said Road, westwardly 113.3 feet; thence northwardly 92.7 feet to a point at the southwest corner of the property conveyed to H.W. Covington and wife, by deed of record in Book 1909, Page 81, said Register's Office; thence with Covington's southerly line, eastwardly 134 feet to the beginning.

Being the same property conveyed to Michael H. Sanderlin and wife, Alice J. Sanderlin, by deed from Estate of Sara Armistead Bond of record in Book 8720, Page 152, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

Subject to all matters set forth on the plan of record, as aforesaid.

1998 Metropolitan Government taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

This is improved property known as 717 Estes Road, Nashville, Tennessee 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, her heirs 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 our hands this 29th day of May, 1998.

Michael H. Sanderlin
MICHAEL H. SANDERLIN

Alice J. Sanderlin
ALICE J. SANDERLIN

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 Michael H. Sanderlin and wife, Alice J. Sanderlin, the bargainors, 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 seal at Nashville, Tennessee, this 29th day of May, 1998.

NOTARY PUBLIC

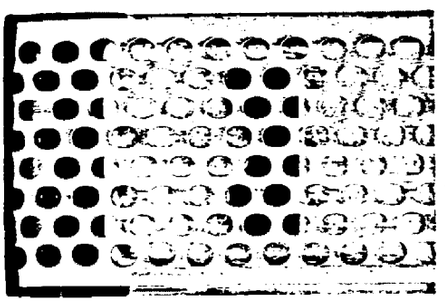
My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0444427
RECEIVED FOR REFERENCE
98 JUN -2 AM 9:22

4223 06/02 0101 03CHECK 638.00

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



RECEIVED OF _____

FOR _____

BOOK 10955 PG 476

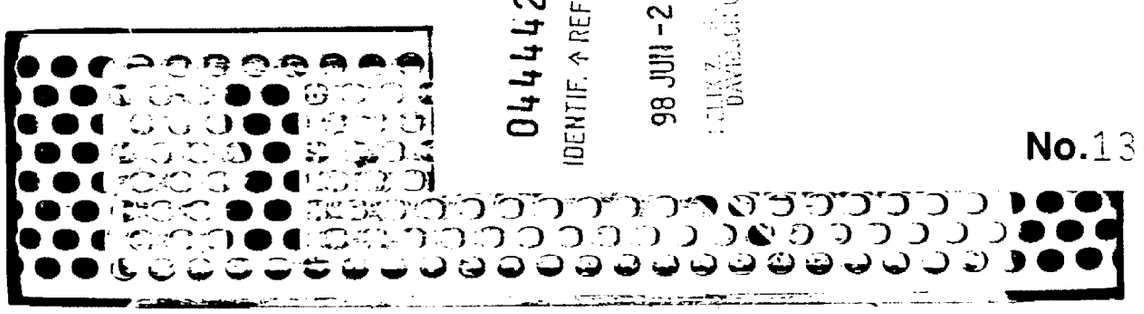
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

06/02/98 01 09:24 0001 4223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444427
IDENTIF. & REFERENCE

98 JUN -2 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1300159