BOOK 11077 PAGE 843

WARRANTY DEED

File No: 00288268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Sanders	Chase Manhattan Mtg Corp	Map 155-15
[NAME]	[NAME]	
105 Spring Ridge Lane	POB 11740	Parcel 61
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37221	Monroe LA 71211-1740	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Sanders and wife, Cynthia Ford-Sanders

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

0725 08/24 0101 03CHECK 930.74

STATE OF Tennessee
COUNTY OF Williamson } The actual consideration or value which ever is greater, for this transfer is $ 247,496.88

Subscribed and sworn to before me, this the 21ST day of AUGUST, 19 98.

James E. Sanders
Affiant

Linda V. Jones
Notary Public

My Commission Expires: 09/08/01 [Affix Seal]

NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

unimproved ( )
This is improved (X) property known as 105 Spring Ridge Lane, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

My Commission Expires SEPT 8, 2001

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21ST day of AUGUST, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Buddy Dunn Contractors, L.P. a Tennessee Limited Partnership

BY: George Dunn

George Dunn, GENERAL PARTNER

STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, Linda V. Jones, a Notary Public of the State and County aforesaid, personally appeared George Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be General Partner of the Buddy Dunn Contractors, L.P. a Tennessee Limited Partnership the within named bargainor, a corporation, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as General Partner.

Witness my hand and seal, at office in Williamson COUNTY, Tennessee, this 21ST day of AUGUST, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires 09/08/01

My Commission Expires SEPT. 8, 2001

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

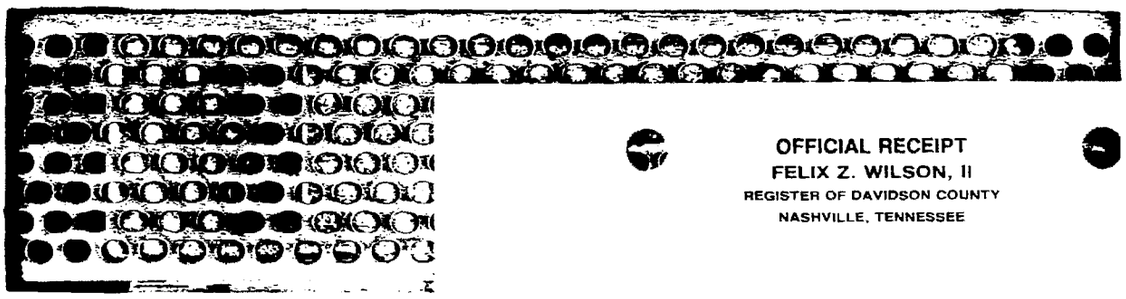
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of the First Revision of McCrory Heights, as of record in Book 9700, page 162, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership, by Quitclaim Deed from Roy C. Flowers, of record in Book 9834, page 243, Register's Office for Davidson County, Tennessee.

04784 47
INSTR. # REFERENCE
98 AUG 24 AM 9:31
REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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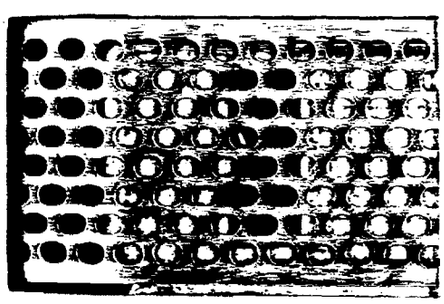
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	247496.88
CON TX	915.74
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	930.74
CHECK	930.74

08/24/98 01 09:37 0001 0725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0478447
IDENTIF. # REFERENCE

98 AUG 24 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1336217