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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 24,000.00

Billy G. Sanders
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 9th day of October 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BILLY GENE SANDERS 1800 Eastland Avenue Nashville, Tennessee 37206	BILLY GENE SANDERS 1800 Eastland Avenue Nashville, TN 37206	MAP 83-6 PARCEL 369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FOUR THOUSAND AND NO/100---------- ---------- ($ 24,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JEAN HOLT, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BILLY GENE SANDERS, married

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of W.L. Horns Spout Springs Addition, a Resubdivision of Lot No. 5, of record in Book 3842, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jean Holt, unmarried, by deed from Franklin D. Conley, unmarried, of record in Book 11105, page 331, Register's Office for Davidson County, Tennessee.

98 OCT 12 PM 2:10
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04988944

This is improved property known as 1800 Eastland Avenue, Nashville, Tennessee 37206

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

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.L. Horns Spout Springs Addition of record in Book 3842, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __9th___ day of ___October____, 19 _98__.

JEAN HOLT

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JEAN HOLT, UNMARRIED, the 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 and official seal this ___9th__day of ___October____, 19 98___.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

2540 10/12 0101 03CHECK 99.80

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
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	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	99.80
CHECK	99.80

10/12/98 01 14:12 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498944
IDENTIF. & REFERENCE

98 OCT 12 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357783