THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 11196 PAGE 334

BOX #14A
G#12465-2

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alfred H. Sanders, Jr. 5013 Ashley Drive Nashville, TN 37211	"New Owners"	MAP 161-02-0 PARCEL 105.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00.

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Subscribed and sworn to before me this 5th day of November, 1998.

Notary Public

My Commission Expires: May 27, 2001

0510294

IDENTIF. & REFERENCE

98 NOV -9 AM 11:18

LEE A. GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MARGARET E. POMY, UNMARRIED,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **ALFRED H. SANDERS, JR., AND WIFE, GAIL GILL 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Coutras Property, as of record in Book 6050, Page 71, and as revised on the Plan of the Re-Subdivision of Lots 1, 2, and 3 of Coutras Property, as of record in Book 9700, Page 751, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Margaret E. Pomy, unmarried, by Deed from Rebecca W. Coutras, unmarried, of record in Book 11103, Page 900, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6305, Page 901, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS is improved property, known as 5013 Ashley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and the Grantor does further covenant and bind herself, her heirs, successors and assigns, 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.

Notwithstanding the above, this warranty of title does not cover any portion of the property which was included in Lot No. 1 of Coutras Property, as recorded in Book 6050, Page 71, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of November, 1998.

Margaret E Pomy
MARGARET E. POMY

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 MARGARET E. POMY, 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 5th day of November, 1998.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

C:\KG\SANDERS.WD

4605 11/09 0101 03CHECK 44.

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

RECEIVED OF _____

FOR _____

BOOK 11196 PAGE 336

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	9000.00
			CON TX	33.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	44.30
			CHECK	44.30
11/09/98	01		11:20 0001	4605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0510294
IDENTIF. A REFERENCE

98 NOV -9 AM 11:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1369731