26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty		
Corporation, Trustee for	NEW OWNER	Map 25-14
Tawanda Sanders Land Trust		Parcel 12
108 Stirton Road		
Nashville, TN 37210		

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, Tawanda R. Sanders, unmarried, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Tawanda R. Sanders Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 45, on the PLAN OF Solitude Acres,Section 2, Part 2, of record in Plat Book 4300, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property to Tawanda R. Sanders, unmarried by Warranty Deed from Carol L. Sircy Bass of record in Book 9982, page 401, said Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a Deed of Trust executed by Tawanda R. Sanders to Collateral Mortgage, Ltd. of record in Book 9982, page 404, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Tawanda R. Sanders to Union Planters National Bank of record in Book 10275, page 454, said Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume and pay.

This is improved property commonly known as 201 Hasty Drive, Goodlettsville, TN 37072

The property herein conveyed is subject to the following:
(a) Setback lines, easements and other encumbrances contained in

the Plan of Solitude Acres,, of record in Book 4300 , page 138, Register's Office of Davidson County, Tennessee.
(b) Restrictive covenants for Solitude Acres,Section2,Part 2, of record in Trust Deed Book 4603, page 703, Register's Office of Davidson County, Tennessee.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $130,000.00.]
[ ]
[ ]
Affiant]
[Subscribed and sworn to before me this 5th day of January, 1998]
[ ]
[ ]
Notary Public]
[My Commission Expires 9/23/2000]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor do covenant with the said Grantee 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 Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of January, 1999.

Tawanda R. Sanders

Tawanda R. Sanders

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 **Tawanda R. Sanders**, 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 January, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

99 JAN 12 PM 2:17

05359811

IDENTIF. & REFERENCE

01/12/1999 01:01 PM 03 DEED

492.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11294 PAGE 406

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0535981
IDENTIF. ← REFERENCE

99 JAN 12 PM 2:17

REGISTER
DAVIDSON CO., TN.

CAM
130000.00
CO TX 481.00
PRFEE 1.00
MREEL 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

01/12/99 01 14:18 0001 1882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411334