STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 1999.

Notary Public

My Commission Expires: 4-2-99

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Chester P. Sanders and wife,	Sunshine Mortgage Corp.	
Patricia A. Sanders	P. O. Box 9274	145-06-0-013.00
1837 Laurel Ridge Drive	Marietta, GA 30065	FH 21580
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE M. MILLNER AND WIFE, BARBARA HUNTER MILLNER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHESTER P. SANDERS AND WIFE, PATRICIA A. SANDERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 28 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 188.2 feet on the southeasterly side of Laurel Ridge Drive and extends back 455.4 feet on the northeasterly line and 666.4 feet on the southwesterly line, to a dead line measuring 204.5 feet thereon.

Being the same property conveyed to Lawrence M. Millner and wife, Barbara Hunter Millner by deed from Robert H. Edwards and wife, Betsy B. Edwards, of record in Book 9367, page 384, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

107757.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1639, page 329, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3600, page 9, Register's Office for said County.

4. Agreement for Dedication of Easement to Metropolitan Govement of Nashville and Davidson County, Tennessee, for sewage pumps, service lines, ingress/egress purposes, of record in Book 8037, page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 1837 Laurel Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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, unless otherwise herein set out; and further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 9th day of February, 1999.

Lawrence M. Millner

Barbara Hunter Millner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE M. MILLNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

107757.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA HUNTER MILLNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

054728 0287
IDENTIFICATION REFERENCE
99FEB-9 PM 3:29
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
4006 02/09 0101 03CHECK 2105.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11334 PAGE 408

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

99 FEB -9 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

8547287

			CAMT
			565000.00
			CON TX 2090.50
			PRFEE 1.00
			WDEED 12.00
			CFEE 2.00
			TOTAL 2105.50
			CHECK 2105.50
02/09/99	01	15:28	0001 4006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423299