RECORD AND RETURN TO: Title Conveyance
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38539 FILE BOX "7"

Instr:200001210007333 Page: 1 OF 2
REC'D FOR REC 01/21/2000 2:28:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3145.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$850,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28THE DAY OF DECEMBER, 1999.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHARLES S. STITES et ux	**CHURCHILL MORTGAGE CORP.**	**130-2-161**
4429 Iroquois Avenue	**761 Old Hickory Blvd. #301**	**BM 8040**
Nashville, Tennessee 37205	**Brentwood, Tennessee 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, BARBARA DIANE SANDERS and husband, HARVEY STANFORD SANDERS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES S. STITES and wife, MERIL B. STITES**

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 and the westerly part of Lot No. 2 on the Plan of the subdivision of Lots Nos. 11 and 46 and parts of Lots Nos. 10, 44B, 45 and 47 in Belle Meade Plan No. 2 as of record in Book 421, page 55, Register's Office for Davidson County, Tennessee, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 as of record in Book 421, page 51, said Register's Office, described as follows:

BEGINNING at the southeast corner of Iroquois Place and Belle Meade Boulevard; thence with the southerly margin of Iroquois Place eastwardly 200 feet; thence southwardly 217 feet, more or less, to a point 19 feet south of the southerly line of said Lot No. 2; thence westwardly and parallel with the southerly margin of Iroquois Place 185 feet to the easterly margin of Belle Meade Boulevard northwardly 218.25 feet to the beginning. Refers to Book 846, page 516, and Book 991, page 688, Register's Office for said County.

BEING the same property conveyed to Barbara Diane Sanders by Quitclaim Deed from Harvey Stanford Sanders of record in Book 9175, page 560, and by deed from R. Dana Brown and wife, Jane Tyne Brown, of record in Book 4976, page 26, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, And we do 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
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 28th DAY OF DECEMBER, 1999.

Barbara Diane Sanders
BARBARA DIANE SANDERS

Harvey Stanford Sanders
by: Barbara Diane Sanders POA
HARVEY STANFORD 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 **BARBARA DIANE 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 the 28th day of December, 1999.

Alan 2 Satterfield

NOTARY PUBLIC

My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of December, 1999, before me personally appeared BARBARA DIANE SANDERS, to be known to be the person who executed the foregoing instrument in behalf of HARVEY STANFORD SANDERS, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said HARVEY STANFORD SANDERS, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of December, 1999.

Alan 2 Satterfield

NOTARY PUBLIC

My Commission Expires: 9/28/2002