BOOK 7378 PAGE 223

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 87.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys; One Burton Hills Blvd, Suite 130; Nashville, TN 37215

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Send Tax Bills To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary Y. Given (NAME) | MORTGAGE FIRST (NAME) | 162-3-388 |
| 4941 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 105107 (STREET ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | ATLANTA, GA 30348 (CITY) (STATE) (ZIP) | |

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, Bruce E. Sanders and wife, Eyvon L. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary A. Given and wife, Shirley A. Given

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. 60 on the plan of Haywood Hills, Section 5, as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 75.0 feet on the westerly margin of Algonquin Trail and extends back 336.7 feet on the southerly line and 336.6 feet on the northerly line to a converging point in the rear.

Being the same property conveyed to Bruce E. Sanders and wife, Eyvon L. Sanders by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5243, Page 197, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Corporation of the South, of record in Book 5243, Page 199, Register's Office for Davidson County, TEnnessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

7395 6.

IDENTIFICATION REFERENCE

Oct 14 8 51 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

CHECK

This is unimproved { } improved { } property, known as 4941 Algonquin Trail Antioch, TN 37013

(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 1st day of October, 19 87

Bruce E. Sanders

Bruce E. Sanders

Eyvon L. Sanders

Eyvon L. Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce E. Sanders and wife, Eyvon L. Sanders

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

_____

Notary Public

My commission expires:

_____

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7378 PAGE 225

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

73000.00- CONT.
204.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 210.90-
2602A10/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7395 6.

IDENTIFICATION REFERENCE

OCT 14 8 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26049