map 94-01
parcel 245

SEND TAX STATEMENTS TO:

Amscuth Financial
2100 First Av. N.
Birmingham, Al. 35203

This instrument prepared by:

mail
Doug Cutler
109 Holiday Court
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN** ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned Mundaca Investment Corporation has this day bargained and sold and does hereby transfer and convey all its right, title and interest in the below described property to Francis B. Sanders and wife, Masel L. Sanders,their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mabell Subdivision, of record in Book 547, page 139, RegistersOfficefor said county.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 feet thereon.

Being the same property conveyed to Mundaca Investment Corporation by Deed from Roy M. Wright and wife, Jo Ann Wright of record in Book 7302, page 836, Registers Office for said County.

AND SELLER FUTHER COVENANTS and binds itself, its heirs and representatives to warrant and forever defend the title to and their interest in said land to the said Francis B. Sanders and wife, Masel L. Sanders,their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR signatures on this the 26 day of January 1988.

Mundaca Investment Corporation by R Douglas Cutler, President
Mundaca Investment Corporation

STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 30,000.00 Subscribed and sworn to before me, this the 26th day of January 1988.

Francis B Sanders
Affiant

Patty Allison
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF Williamson

Personally appeared before me, Patty Allison, a Notary Public in and for said County and State, Francis B. Sanders with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledgedthat he is the President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Franklin Tennessee, this 26th day of January, 1988.

Patty Allison
Notary Public
Commission expires January 9, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner

Francis B. Sanders
Route 1
Peytonville Rd.
Franklin, TN 37064

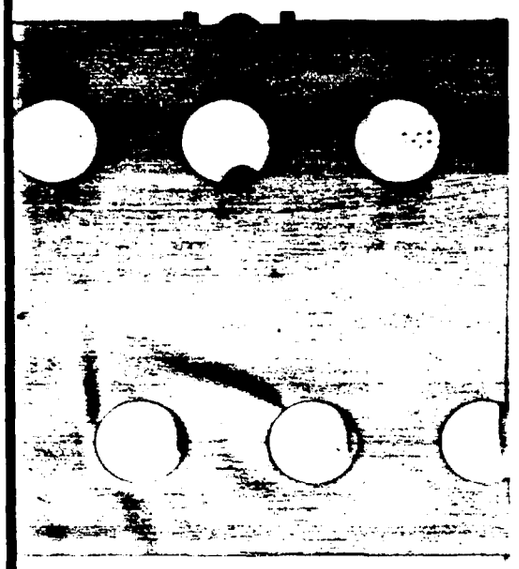
6126 02/11 0101 03CHECK 90.50

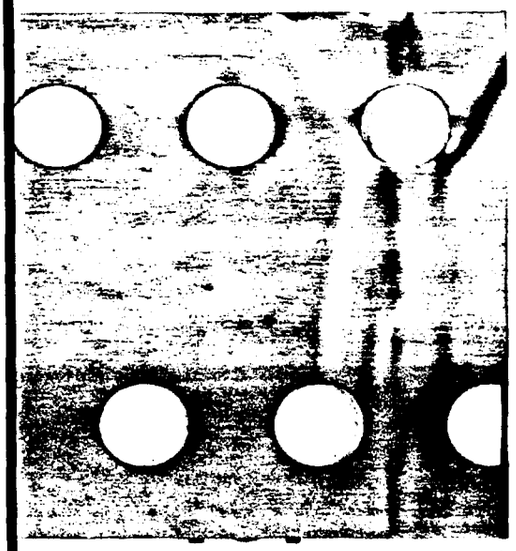
0.4.3.1.4.

IDENTIFT REFERENCE

FEB 11 1 27 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7467 PAGE 987

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 30000.00
				CON TX 84.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 90.50
				CHECK 90.50
02/11/88	01			13:30 0001 6126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.4.3.1.4.

IDENTIFI REFERENCE

FEB 11 1 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60934