FILE BOX 61

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 19 88.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys, Suite 130, One Burton Hills Blvd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Don Dotson (NAME)	Sovran Mortgage Corporation (NAME)	172-08-A-57
1444 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	5D-63777
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260-6388 (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, J. Williams Sanderson and wife, Lois Cowan Sanderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Don Dotson and wife, Vickie L. Dotson

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. 57 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 57, being a corner lot, fronts 49.92 feet on the southerly margin of Hunters Branch Road and fronts 64.40 feet on the southerly margin of an unnamed street, said frontages being joined by a curve measuring 36.62 feet; the southeasterly line of said lot extends back 140 feet and intersects the southwesterly line which measures 121.02 feet thereon.

Being the same property conveyed to J. Williams Sanderson and wife, Lois Cowan Sanderson by deed from Philhall Corporation of record in Book 7090, page 218, Register's Office for Davidson County, Tennessee.

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 Commerce Union Bank (now Sovran Mortgage Corporation), filed for record in Book 7090, page 221, 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.

This is unimproved ( ) improved (X) property, known as 1444 Hunters Branch Road, (House Number) (Street) Antioch, (P. O. Address) Tennessee 37013 (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 25th day of August, 19 88

J. Williams Sanderson

J. Williams Sanderson

Lois Cowan Sanderson

Lois Cowan Sanderson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Williams Sanderson and wife, Lois Cowan Sanderson

the bargainors, 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 25th day of August 1988

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

1086 08/26 0101 03CHECK 290.30

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____.

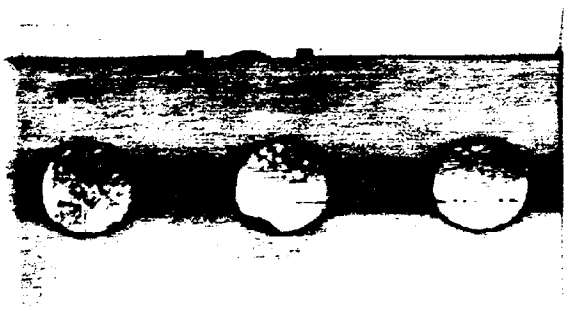
My commission expires: _____

Notary Public

IDENTIFICATION REFERENCE

6 2 1 9 3

AUG 26 10 56 AM '88
PEGGY J. WILSON CLERK REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

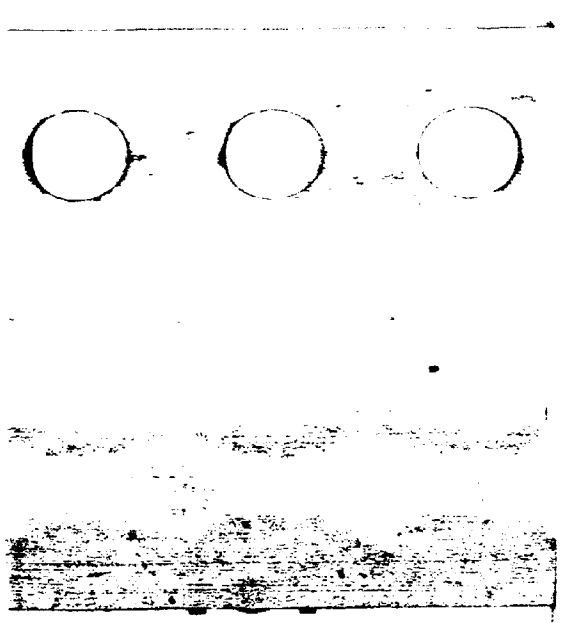
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CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED		CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE		MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX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

CAMT	86000.00
CON TX	283.80
PRFEE	0.50
WDEED	6.00
TOTAL	290.30
CHECK	290.30

08/26/88 01 10:59 0001 1086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6211 93

IDENTIFICATION REFERENCE

Aug 26 10 56 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 127591