Bk 171

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Ervel E. Collins & Linda B. Collins 403 Capri Court Nashville, TN 37209	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr. Suite # 400 Fairfax, VA 22033	90-15 153

BOOK 8078 PAGE 293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas Edward Sanders and wife Judy Paulette Sanders**, have bargained and sold, and by these presents do transfer and convey unto the said Ervel E. Collins and wife Linda B. Collins the GRANTEE(S) herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1165 on the Plan of Section 16, Charlotte Park, as of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1165 fronts 68 feet on the westerly side of Capri Court, and extends back 230.7 feet, more or less, on the northerly line and 269.1 feet, more or less, on the southerly line, which is a broken line, to the low water mark of the Cumberland River; and measures 20 feet, more or less, thereon.

Being the same property conveyed to Thomas Edward Sanders and wife Judy Paulette Sanders by deed from Commerce Union Bank, a Tennessee Banking Corporation, of record in Book 5709, Page 360, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property known as : 403 Capri Court, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, withe 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 and 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.

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 30 day of March, 1990.

Thomas Edward Sanders
Thomas Edward Sander

Judy Paulette Sanders
Judy Paulette Sanders

15345

IDENTIF. REFERENCE

APR 2 2 23 PM '90

DAVID SOUTH COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Edward Sanders and wife Judy Paulette Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be the within bargainor(s) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $99,900.00.

Ernest E Collins
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY March, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

7069 04/02 0101 03CHECK 338.67

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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 295

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 99900.00
				CON TX 329.67
				PRFEE 1.00
				WDEED 6.00
				TOTAL 336.67
				CHECK 336.67
		04/02/90	01	14:24 0001 7069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15345

IDENTIF. REFERENCE

APR 2 2 24 PM '90

DAVIDSON COUNTY, TN.

No. 306233