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01 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,904.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1991.

Notary Public

MY COMMISSION EXPIRES: 2-2-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: and Mortgagee is:	MAP-PARCEL NUMBERS
James O. Sanders et ux (NAME)	Murray Mortgage Company (NAME)	02DX07854
2233 Cottage Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	5580 LBJ Freeway - Suite 300 (STREET ADDRESS)	149-02-0-B-134.0000
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75380 (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, Robert C. Kaufman and wife, Cheryl Belcastro Kaufman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Sanders and wife, Anita R. Sanders

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. 223 on the plan of Phase II, Piccadilly Square, of record in Book 6250, pages 92, 93, and 94, Register's Office for said County.

Said Lot No. 223 fronts 31.96 feet on the northerly margin of a cul-de-sac of Cottage Hill Drive and extends back 129.05 feet on the westerly line and 131.92 feet on the easterly line to a dead line in the rear, measuring 132.66 feet thereon.

Being the same property conveyed to Robert C. Kaufman and wife, Cheryl Belcastro Kaufman by deed from Centex Homes Corporation, a Nevada Corporation, of record in Book 6999, page 960, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of convenants, conditions, and restrictions of record in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6831, page 739, all in the Register's Office for said County, and to matters set forth in the above referenced plan of record.

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 of record in Book 6999, page 963, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved (X) improved ( ) property, known as 2233 Cottage Hill Drive (House Number) (Street) Antioch, TN 37013 (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 15th day of July, 1991.

Robert C. Kaufman

Cheryl Belcastro Kaufman

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert C. Kaufman and wife, Cheryl Belcastro Kaufman

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of July, 19 91

NOTARY PUBLIC

My commission expires:
8-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____
County of _____

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Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

75 8 08:29 0101 03CHECK 317.43

WARRANTY DEED

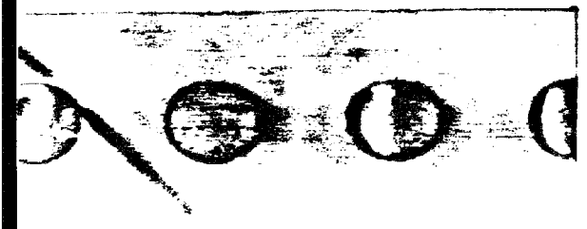
FROM
Robert C. Kaufman and wife,
Cheryl Belcastro Kaufman

TO
James O. Sanders and wife, Anita R. Sanders

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

AUG 9 2 27 PM '91

38203



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

RECEIVED OF _____

FOR _____

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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 83904.40
CON TX 310.43
PRFEE 1.00
WDEED 6.00
TOTAL 317.43
CHECK 317.43

08/09/91 01 14:28 0001 2548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38203

IDENTIFICATION REFERENCE

AUG 9 2 27 PM '91

FEE

No. 449111