BOOK 9949 PG 605

STATE OF TENNESSEE 6048-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

X Leslie Lance Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 96.

Notary Public Mark A. Ellmore, JR.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Lance Lester	FT Mortgage Companies d/b/a First	78-82
(NAME)	(NAME) Tennessee Mortgage Company, Inc.	
5257 Tidwell Hollow Road	P.O. Box 613136	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37218	Memphis, Tennessee 38101	
(CITY) (STATE) (P.O. ZIP)	(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, Donald W. Sanders, Sr. and Joyce E. Sanders, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leslie Lance Lester, married

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:

See exhibit A attached hereto and made a part hereof.

IDENTIFICATION REFERENCE

96 FEB 15 PM 4:11
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

3575 02/15 0101 03CHECK 479.20

This is improved property known as 5257 Tidwell Hollow Road, Nashville, Tennessee 37218

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 their hand s this 12th day of February, 19 96.

Donald W. Sanders Sr.
Donald W. Sanders, Sr.

Joyce E. Sanders
Joyce E. Sanders

BOOK 9949 PG 606

6048-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Donald W. Sanders, Sr. and Joyce E. Sanders, husband and wife the bargainors, 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 purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 12th day of February, 1996.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

File No.: 6048-M

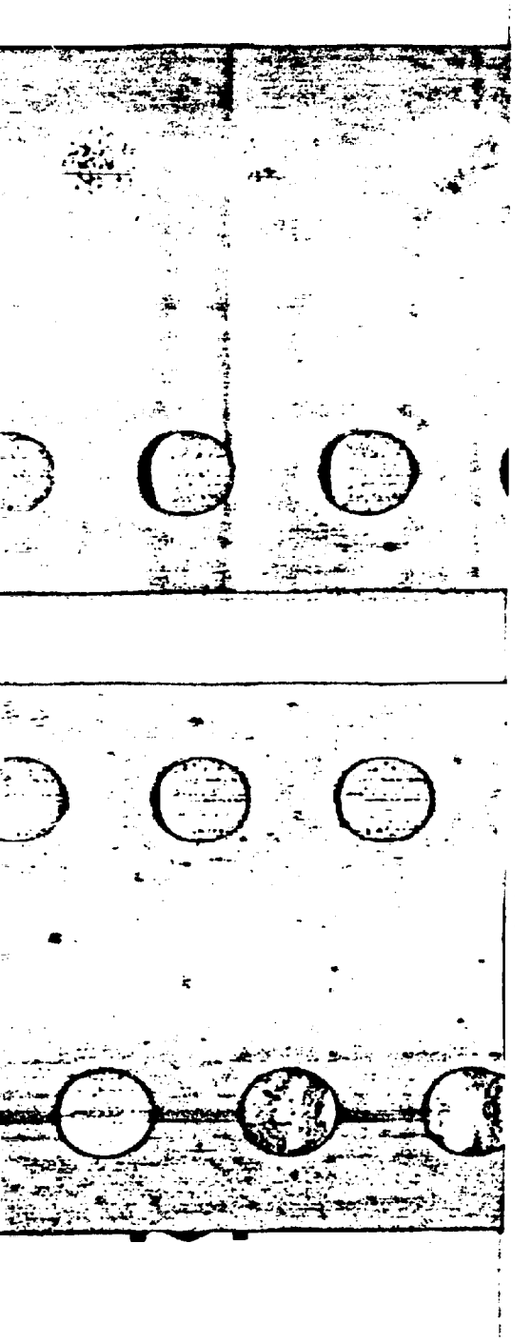
ATTACHMENT

Being in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated January 17, 1987, as follows;

BEGINNING on the northwesterly margin of Tidwell Hollow Road at a point North 49 degrees 43 minutes 10 seconds East 200 feet of the northeast corner of the property conveyed to Clyde E. Lovell and wife, by deed of record in Book 4472, page 385; thence leaving said Tidwell Hollow Road, North 40 degrees 31 minutes 51 seconds West 1,523.72 feet to a point; thence North 39 degrees 33 minutes 05 seconds East 203.03 feet to a point; thence South 40 degrees 31 minutes 51 seconds East 1,559.56 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same, South 49 degrees 43 minutes 10 seconds West 200 feet to the point of beginning, containing 7.07 acres, more or less.

BEING the same property conveyed to Donald W. Sanders, Sr. and wife, Joyce E. Sanders by deed from Chilton Cisco and wife, Carol A. Cisco, filed of record in Book 7946, page 732, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 608

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	
	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	12.00
TOTAL	479.20
CHECK	479.20

02/15/96 01 16:12 0001 8575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150941
IDENTIFICATION REFERENCE

95 FEB 15 PM 4:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1006765