PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

BOOK 10062 PG 402

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Angie R Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES 10-07-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Angie R. Sanders	FTB Mortgage Services, d/b/a Sunbelt National	34/5A/2
(NAME)	(NAME)	
402 Thomas Jefferson Circle	2974 LBJ Freeway Suite 200	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Dallas, TX 75234	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

Cynthia Miller now known as Cynthia Miller Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angie R. Sanders, unmarried

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 Number 2 (formerly described as "Unit 2") on the Plan of Monticello Manor (A Planned Unit Development) of record in (Plat) Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Cynthia Miller by deed of record in Book 9071, Page 451, Register's Office for Davidson County, Tennessee. Cynthia Miller is now married and is one in the same person as Cynthia Miller Jackson.

Richard Jackson, the spouse of the Grantor, joins in this conveyance to convey all of his right, title, and interest, including all marital and homestead rights, in and to the within described property unto the named Grantees.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, Register's Office for Davidson County, Tennessee, the Charter and By-Laws of Monticello Manor Homeowners Association (Inc.) of record in Book 6643, Page 966, and Book 6643, Page 950, respectively, Register's Office for Davidson County, Tennessee, to the matters as set forth on the Plan of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, and to the QuitClaim Deed conveying certain common areas to Monticello Homeowners Association, Inc. of record in Book 6716, Page 749, and re-recorded in Book 6717, Page 362, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all restrictions and easements of record.

unimproved
This is improved X property, known as 402 Thomas Jefferson Circle Madison, TN 37115
(House Number) (Street) (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 23rd day of May, 1996

Cynthia Miller Jackson
Cynthia Miller Jackson

Richard Jackson
Richard Jackson

STATE OF TENNESSEE
County of Davidson

BOOK 10062 PG 403

Personally appeared before me, AKA Cynthia Miller
Cynthia Miller Jackson, married formerly Cinthia Miller/ & husband Richard Jackson
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

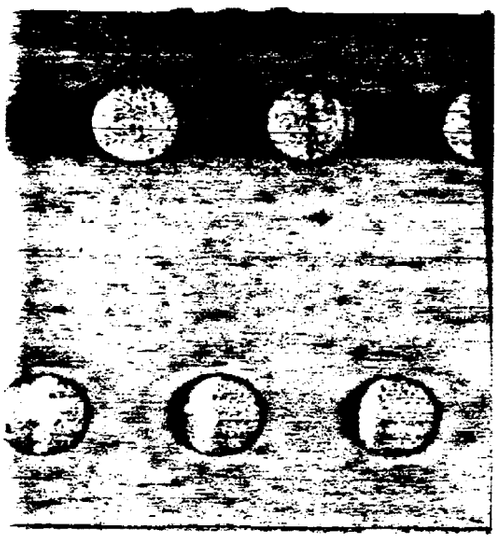
Commission expires

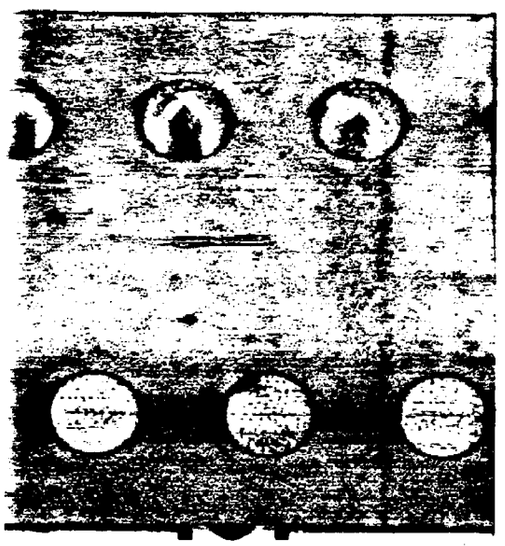
Notary Public

0185644
IDENTIF. ↑ REFERENCE

96 MAY 28 AM 11:24
PELLA Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

5839 05/28 0101 03CHECK 223.60





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

BOOK 10062 PG 404

RECEIVED OF _____

FOR _____

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 58000.00
				CON TX 214.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.60
				CHECK 223.60
			05/28/96 01	11:26 0001 5839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

018564
IDENTIF. ↑ REFERENCE

96 MAY 28 AM 11:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1043759