BOOK 10135 PG 926

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF Sumner

1804-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

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

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7/24/99

MAJ

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel B. Sanders	North American Mortgage Company	043-01-113.00
(NAME)	(NAME)	
103 Sarver Avenue	3883 Airway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Santa Rosa, CA 95403	
(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, Naomi Coleman, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel B. Sanders and wife, Kathleen C. 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:

See exhibit A attached hereto and made a part hereof.

0208383
IDENTIF. & REFERENCE

96 JUL 29 PM 1:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0120 07/29 0101 03CHECK 321.95

This is improved property known as 103 Sarver Avenue, Madison, TN 37115

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 her hand this 19th day of July, 19 96.

Naomi Coleman by her Attorney in fact
Naomi Coleman W. Randolph Dunn, Jr.

STATE OF TENNESSEE

COUNTY OF Sumner

BOOK 10135 PG 927

I, the undersigned Notary Public, do hereby certify that W. Randolph Dunn, Jr., attorney-in-fact for Naomi Coleman, personally appeared before me this dated, and being duly sworn, says that he, executed the foregoing instrument for and in behalf of Naomi Coleman, and that his authority to execute and acknowledge is contained in an instrument dated April 25, 1996, duly executed, acknowledged and recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 19th day of July, 19 96.

DOROTHY D. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Dorothy D. Potts
Notary Public

My Commission expires 7-24-99

My Commission Expires JULY 24, 1999

File No.: 1804-H

BOOK 10135 PG 928

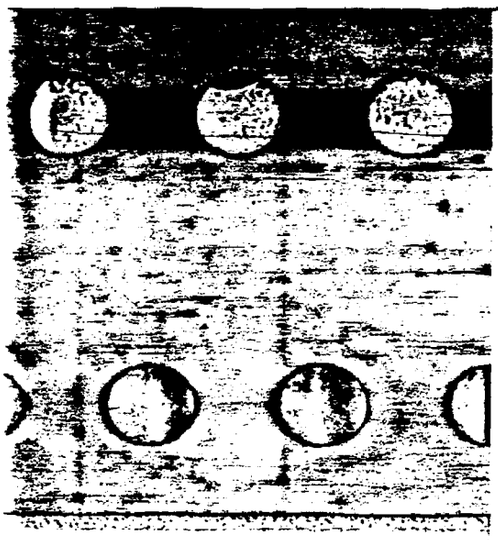
ATTACHMENT

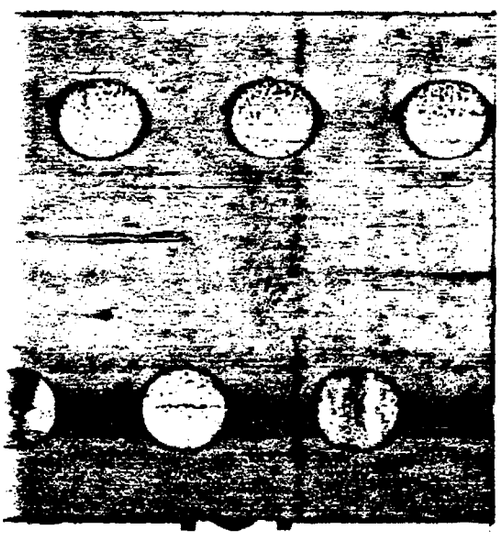
Land in Davidson County, Tennessee, being a part of Lot M on the Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 1616, page 157, Register's Office for said County, as shown on the Revised and Corrected Map of record in Book 332, page 110, Register's Office and described as follows:

Beginning at a point in the north margin of Madison Avenue 270 feet, more or less, east of the easterly margin of the Gallatin Pike; thence northerly 260 feet, more or less, to a point in the westerly line of the property now owned by the seller mentioned herein; thence easterly and parallel to Madison Avenue 111.9 feet, more or less, to a corner in the property line of the seller named herein; thence with Hunter's East line South 260 feet, more or less, to the north margin of Madison Avenue; thence with the margin of the same westerly 111.9 feet, more or less, to the point of beginning.

BEING the same property conveyed to Claude H. Coleman and wife, Naomi Coleman by deed from Minnie K. Weir, filed of record in Book 1634, page 471, Register's Office for Davidson County, Tennessee. Claude H. Coleman having since deceased, title vests in Naomi Coleman.

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 10135 PG 929

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 12.00
TOTAL 321.95
CHECK 321.95

07/29/96 01 14:00 0001 0420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208383
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068023