This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10178 PG 896

ADDRESS NEW OWNER:
Phillip Bryan Sanders and Melissa Ann Sanders
329 Hillcrest Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, TN 37214

MAP AND PARCEL:
MAP 52 Gp 2
PARCEL 231
11D 44995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry C. Gribbins and wife, Charlotte Gribbins hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Bryan Sanders and wife, Melissa Ann Sanders, as tenants by the entirety , 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. 14 on the Plan of Rainbow Terrace, Section 4 (not of record), last described in Book 2240, Page 573, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry C. Gribbins and wife, Charlotte Gribbins, by deed from Joe L. Bruner and wife, Aubrey Bruner of record in Book 5573, Page 742, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Charlotte Gribbins executed this instrument on behalf of Larry C. Gribbins pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 2139, Page 472, said Register's Office.

This conveyance is subject to T. V. A. easement of record in Book 5573, Page 742, said Register's Office.

This conveyance is subject to sanitary sewer, storm drainage, water mains and appurtenances of record in Book 6342, Page 503, said Register's Office.

This is improved property known as 329 Hillcrest Drive, 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 Phillip Bryan Sanders and wife, Melissa Ann Sanders, their heirs and assigns, forever; and we, Larry C. Gribbins and wife, Charlotte Gribbins 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1996.

BOOK 10178 PG 897

Larry C. Gribbins

BY: Charlotte Gribbins, Attorney-in-Fact

Charlotte Gribbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charlotte Gribbins as Attorney-in-Fact for Larry C. Gribbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact 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 and official seal at Madison, Tennessee, this the 30th day of August, 1996.

Laconya L. Vader
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charlotte Gribbins the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 30th day of August, 1996.

Laconya L. Vader
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 94,900.00.

Philip Brian Sanders
AFFIANT

Subscribed and sworn to before me this 30th day of August, 1996.

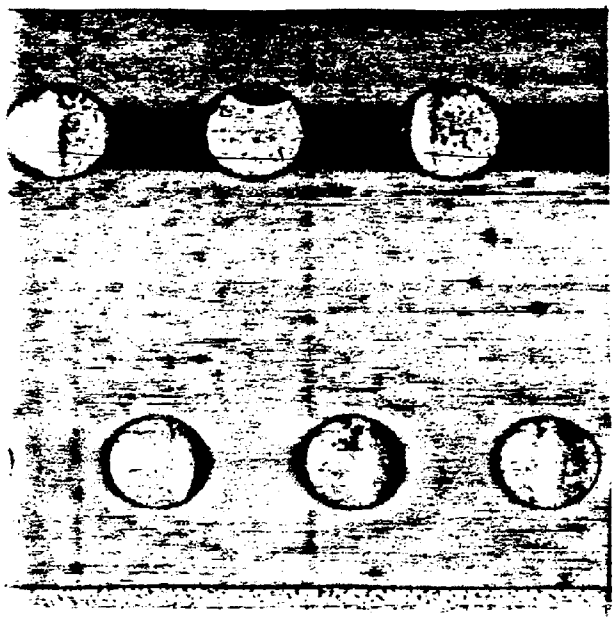
Laconya L. Vader
NOTARY PUBLIC
My Commission Expires:
My Commission Expires July 25, 1998

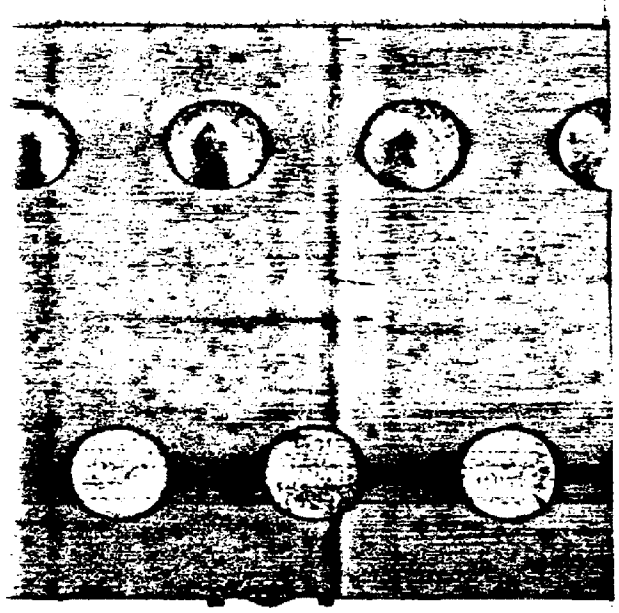
0221417
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 8:00
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4288 09/05 0101 03CHECK 360.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10178 PG 898

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	94900.00
			CON TX	351.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.13
			CHECK	360.13

09/05/96 01 08:04 0001 4362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221417
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 8:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026863