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BOOK 10213 PG 81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip W. Sanders (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP 42-13
244 Foxboro Drive (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL 87
Madison, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, Ross T. Musgrave and wife, Jennifer M. Musgrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip W. Sanders and wife, Lee Ann 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:

TRACT 1:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated April 2, 1959, as follows:

Beginning at an iron pin which is located South 12 degrees East 185 feet from a concrete monument at the southwest corner of Lot No. 91 on the Plan of Kemper Heights, Section II, of record in Book 2331, page 104, Register's Office for said County; thence North 87 degrees 40 minutes East 200 feet to an iron pin; thence South 3 degrees West 200 feet to an iron pin; thence South 87 degrees 40 minutes West 200 feet to an iron pin; thence North 3 degrees East 200 feet to the beginning.

Together with the right of ingress and egress over the lands of J. L. Reasonver and wife, Daisy T. Reasonver, theirs heirs, successors and assigns, adjoining the above described property on the west side and leading into Kemper Drive South, as dedicated on the Plan of Kemper Heights, above mentioned. This right of ingress and egress is on a 50-foot strip and shall continue until Kemper Drive South is properly dedicated and accepted by Davidson County as public thoroughfare.

TRACT 2:

A tract of land lying in the 11th Civil District of Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 244 Foxboro Drive, 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 27th day of September 19 96

Ross T. Musgrave

Ross T. Musgrave

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LEGAL DESCRIPTION CONTINUATION

Tennessee, describes according to a survey by Richard B. Omohundro, Engineer, dated March 4, 1966, as follows:

Beginning at a concrete monument in a fence at the southwest corner of Lot No. 28, Hedgewood Hills, Section Two, of record in Book 3700, page 44, Register's Office for Davidson County, Tennessee; thence with fence and westerly line of said Lot No. 28, North 3 degrees East 104.9 feet to an iron pin by others; thence South 87 degrees 15 minutes West 200 feet to an iron pin by others; thence South 3 degrees West 131.9 feet, more or less, to an iron pin; thence North 79 degrees 40 minutes East 204 feet, more or less, to the point of beginning, containing 0.54 acres, more or less.

An easement for a right-of-way for a road is described as follows;

Said easement for said right-of-way for a road begins at the southwest corner of the land above set out and described and runs in a westerly direction with the south boundary of the land above described 204 feet; thence in a southeasterly direction over the northeast portion of a tract of land owned by the Grantors south of and adjoining the land above described to the southwest corner of Foxboro Drive; thence in a northerly direction with the west end of Foxboro Drive to the point of beginning.

Being the same property conveyed to Ross T. Musgrave and wife, Jennifer M. Musgrave by deed from Richard D. Reasoner and Shirley V. Reasoner, Trustees, of record in Book 8992, Page 253, Register's Office for said County.

Ross T. Musgrave
Ross T. Musgrave

Jennifer M. Musgrave
Jennifer M. Musgrave

9/27/96
Date

MAR 13 93 3:01 3SCHECK

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross T. Musgrave and wife, Jennifer M. Musgrave

the 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of September 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

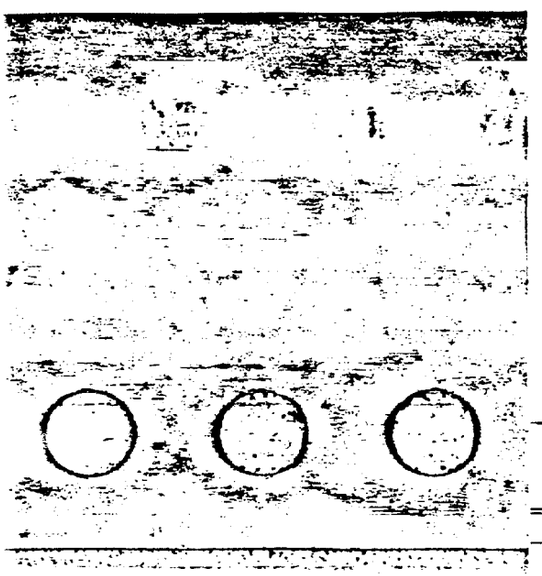
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

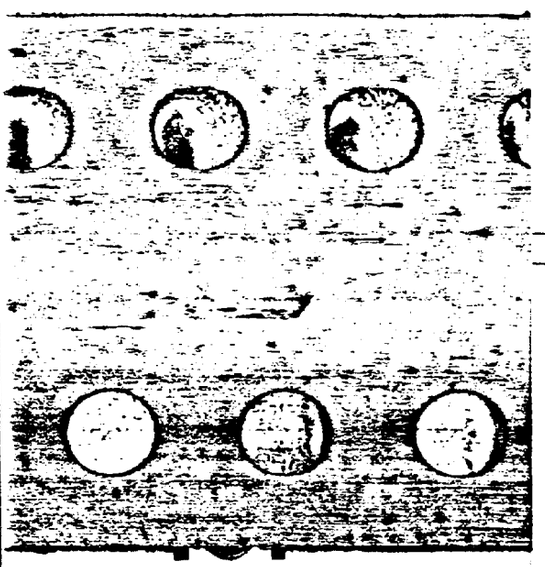
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0232225
IDENTIFICATION REFERENCE
96 OCT -3 AM 7:58
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10213 PG 84

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

LAMT	128500.00
CON TX	475.45
PRFEE	1.00
WDEED	12.00
TOTAL	488.45
CHECK	488.45

10/03/96 01 08:02 0001 5869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232225
IDENTIF. & REFERENCE

96 OCT -3 AM 7:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1072947

No. [redacted]