BOOK 10213 PG 683

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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
John E. Sanderson (NAME)	Pacific Southwest Bank (NAME)	MAP 52-6
738 Howse Avenue (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	PARCEL 101
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Timothy M. Scott and wife, Marsha M. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Sanderson and wife, Tamara L. Sanderson

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 the 11th Civil District of Davidson County, Tennessee, being a portion of Lots Nos. 26 and 27 on the Subdivision of a Part of the H. B. Chadwell Tract, also known as being a part of the R. L. Alexander Tract of 18.34 acres of part of the H. B. Chadwell Tract, of record in Book 421, Page 61, said Register's Office, and described in part according to an October 13, 1981 survey by Rocky L. Montoya, Register's Land Surveyor No. 697, Job No. 81-450, as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, formerly Lock Avenue, 1444 feet, more or less, south from the centerline of Neely's Bend Road, said point also being at the southeasterly corner of the property conveyed to Sue N. Burrow, of record in Book 4208, Page 160, said Register's Office; thence, with said westerly margin, southwardly 110 feet to the northeasterly corner of the property conveyed to Robert W. Zulewski, of record in Book 5466, Page 394, said Register's Offie; thence leaving the westerly margin of said Avenue with Zulewski's northerly line, westwardly 300 feet to a point in the easterly line of the property conveyed to Homer E. Chance, et al, of record in Book 5267, Page 997, said Register's Office; thence with Chance's easterly line, northwardly 110 feet to Burrow's southwesterly corner; thence with Burrow's southerly line, 300 feet to the point of beginning.

Being the same property conveyed to Timothy M. Scott and wife, Marsha M. Scott by deed from Paul E. Phillips, Unmarried and Dorothy N. Schuller, formerly Dorothy N. Phillips, of record in Book 9494, Page 929, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 738 Howse Avenue, 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

Timothy M. Scott

BOOK 10213 PG 084

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 Timothy M. Scott and wife, Marsha M. Scott

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 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

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

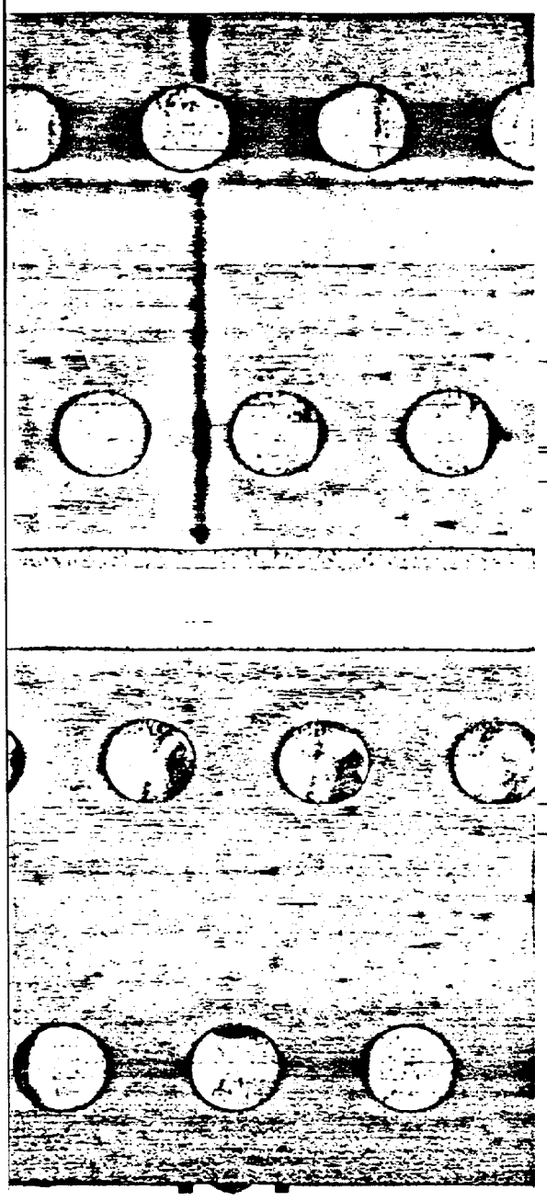
0232382

IDENTIFICATION REFERENCE

96 OCT -3 AM 9:39

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

6028 10/03 0101 03CHECK 463.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10213 PG 685

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	
				122900.00
			CON TX	454.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	463.73
			CHECK	463.73
		10/03/96	01	09:42 0001 6028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0232382

96 OCT -3 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073104

No. [redacted]