BOOK 10258 PG 617

Name & Address New Owner:	Send Tax Bills to:
RUSSELL E. COLLINS	FIRST TRUST MORTGAGE CO.
KAREN R. COLLINS	P.O. BOX 17257
6421 Futura Court	MEMPHIS, TN 38187-0257
Nashville, TN 37209	

Tax Map and Parcel Nos.
90-12-294

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, CHARLES STEPHEN SANDERSON AND WIFE, DEBRA L. SANDERSON,** the Grantors have bargained and sold and by these presents do hereby transfer and convey unto **RUSSELL E. COLLINS AND WIFE, KAREN R. COLLINS,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. This conveyance is made subject to the Plan of Foundry Heights, Section 1, of record in Plat Book 3600, Page 16, said Register's Office for said County; said Plan shows an Owner's Certificate, certain notes, easements and setback lines; Restrictive Covenants contained in instrument of record in Book 3578, Page 493, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hands this the 12th day of November, 1996.

Charles Stephen Sanderson
Charles Stephen Sanderson

Debra L. Sanderson
Debra L. Sanderson

0246347
IDENTIF. ↑ REFERENCE
96 NOV 14 AM 8:29
ELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

BOOK 10253 PG 618

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Stephen Sanderson and wife, Debra L. Sanderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 12th day of November, 1996.

Commission expires: 5/23/98

Deanie L Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Russell E Callicutt
Affiant

Sworn to and subscribed before me
this the 12th day of November, 1996.

Deanie L Gregory
Notary Public

My Commission expires: 5/23/98

Mail

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

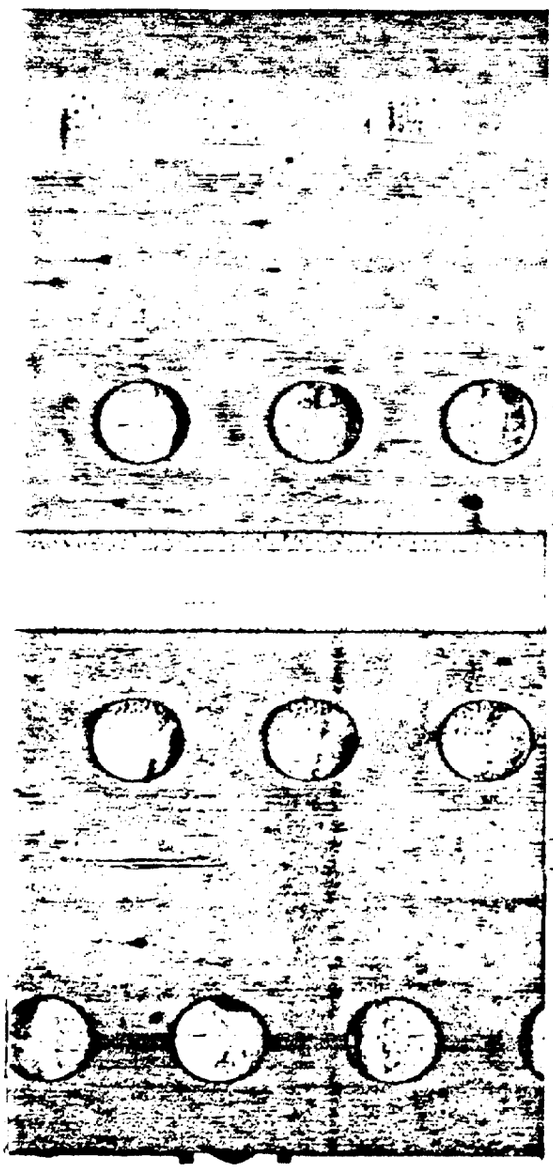
LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section 1, Foundry Heights, as of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Futura Drive, at the corner of Lots 11 and 12; thence with the line of between said lots westerly 132.57 feet to a corner of Lot No. 10; thence with the line between Lots 10 and 11, southerly 126.97 feet to the north margin of Futura Court; thence with the margin of the same, as follows: Easterly 27.74 feet to a concrete monument; easterly 27.73 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly 25.08 feet to a point in the margin of Futura Drive; thence with the margin of the same, northerly 70 feet to the beginning.

BEING the same property conveyed to Charles Stephen Sanderson and wife, Debra L. Sanderson, by Warranty Deed from Loyd V. Draper and wife, Leanne Draper, of record in Book 5079, Page 132, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 6421 FUTURA COURT, NASHVILLE, TN 37209.

1058 11/14 0101 03CHECK 334.90



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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 620

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 12.00
TOTAL 334.90
CHECK 334.90

11/14/96 01 08:32 0001 1058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246347
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087946