THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,900.00

Dale Morgan Sanders Jr.
Affiant

Subscribed and sworn to before me, this 2nd day of May 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DALE MORGAN SANDERS, JR. 5815-B Leslie Avenue Nashville, Tennessee 37209	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 91-10 PARCEL 442

7614 05/06 0101 03CHECK 215.83

WARRANTY DEED

BOOK 10443 PG 509

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 55,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , GARY L. GOSS AND WIFE, CRYSTAL D. GOSS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DALE MORGAN SANDERS, JR., MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 34 on the Plan of the Subdivision of Lots 39 and 40 of the B.F. Cockrill Farm as of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 39.0 feet on the southerly side of Leslie Avenue, formerly Leslie Street, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Gary L. Goss and wife, Crystal D. Goss, by deed from Vincent J. Richards and wife, Leigh Ann Richards, of record in Book 8747, page 502, Register's Office for Davidson County, Tennessee.

97 MAY -6 AM 9:51
DAVIDSON COUNTY, TN.

IDENTIFICATION

03018 19

This is improved property known as 5815-B Leslie Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Subdivision of Lots 39 and 40 B.F. Cockrill Farm of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of May, 19 97.

GARY L. GOSS

CRYSTAL D. GOSS

BOOK 10443 PG 510

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 GARY L. GOSS AND WIFE, CRYSTAL D. GOSS, the bargainors, 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 this 2nd day of May, 19 97.

My Commission Expires: November 22, 1997

Notary Public

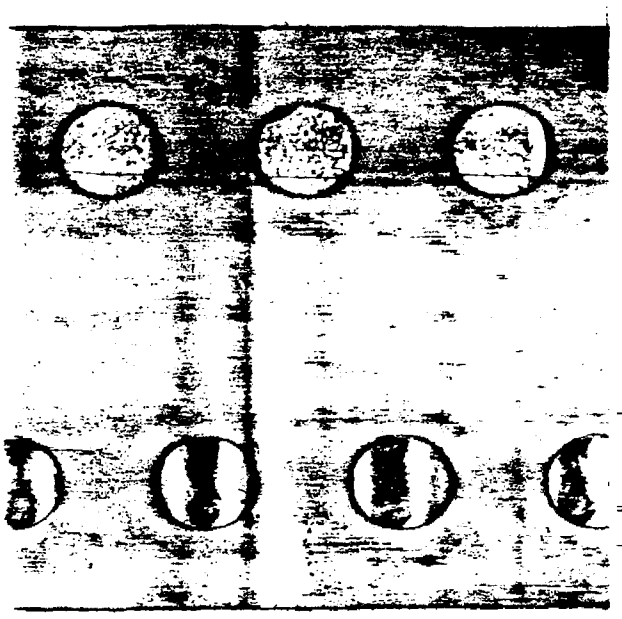
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

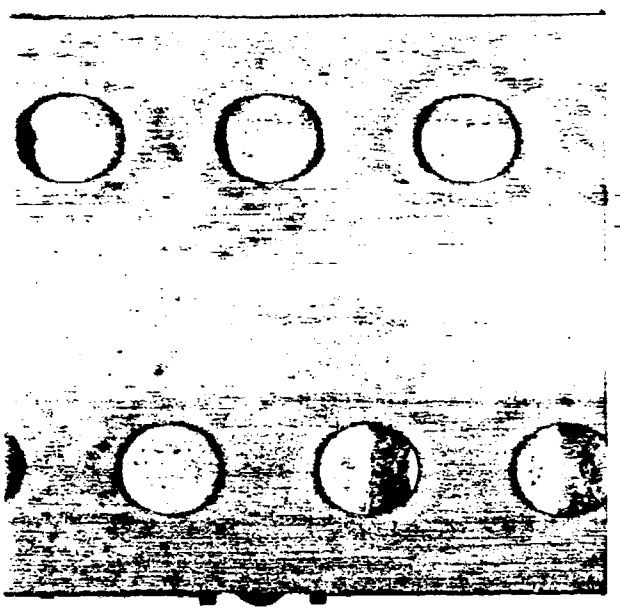
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 _____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 511

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	55900.00
CON TX	206.83
PRFEE	1.00
WDEED	8.00
TOTAL	215.83
CHECK	215.83

05/06/97 01 09:50 0001 7614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301819

IDENTIFICATION

97 MAY -6 AM 9:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1147679