BOOK 10467 PG 001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve J. Sanders (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 53-7
1807 Turner Street (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 41
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, Gilbert Donaldson and wife, Brenda Donaldson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve J. Sanders and wife, Phyllis A. 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:

LAND in Davidson County, Tennessee, being Lot No. 61 and part of Lot 62 on the Revised Plan of Section "F", Fourth Civil District, VILLAGE OF OLD HICKORY, of record in Plat Book 1424, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Gilbert Donaldson, by deed from Dwayne L. Donaldson, Unmarried, of record in Book 10466, Page 997, Register's Office for Davidson County, Tennessee.

Brenda Donaldson, wife of Gilbert Donaldson, joins in this conveyance for the express purpose of conveying any marital rights which she may have in said property, now or in the future.

97 MAY 27 AM 11:59
FELIX Z. BRUSUAL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0308751

unimproved ( )
This is improved (X) property, known as 1807 Turner Street, Old Hickory, TN 37138
(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 16th day of May 19 97

Gilbert Donaldson

Gilbert Donaldson

Brenda Donaldson

Brenda Donaldson

BOOK 10467 PG 002

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 Gilbert Donaldson and wife, Brenda Donaldson

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 16th day of May, 19 97.

Commission expires 11/28/97

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, 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5225 05/27 0101 03CHECK 268.00

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

RECEIVED OF _____

FOR _____

BOOK 10467 PG 003

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

05/27/97 01 11:59 0001 5225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308751
IDENTIF. # REFERENCE

97 MAY 27 AM 11:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]6