WARRANTY DEED

BOOK 10473 PG 97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Linda C. Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 97

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/25/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA C. POTTS	PACIFIC SOUTHWEST BANK	MAP 63-02
(NAME)	(NAME)	
1444 OCOEE TRAIL	800 N SHORELINE BLVD.PO BOX 9940	PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	CORPUS CHRISTI, TX 78469-9940	157
(CITY) (STATE) (ZIP)	(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, WILLIAM L. SANDERS AND ROSALIND C. SANDERS, UNMARRIED PERSONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA C. POTTS, UNMARRIED

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. 71 on the Plan of Nawakwa Hills Powwow Addition, Section No. 2, which is of record in Book 974, page 10, 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 WILLIAM L. SANDERS AND WIFE, ROSALIND C. SANDERS by Deed of record in Book 8180, page 647, Register's Office for Davidson County, Tennessee; the said WILLIAM L. SANDERS AND ROSALIND C. SANDERS having since divorced the property vests in WILLIAM L. SANDERS AND ROSALIND C. SANDERS as tenants in common.

0309472

IDENTIF. & REFERENCE

97 MAY 29 AM 9:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6099 05/29 0101 03CHECK 288.35

This is unimproved ( ) improved (X) property, known as 1444 OCOEE TRAIL, 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 May 19 97

William L. Sanders
WILLIAM L. SANDERS

Rosalind C. Sanders
ROSALIND C. SANDERS

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 WILLIAM L. SANDERS AND ROSALIND C. SANDERS, UNMARRIED PERSONS

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 May, 19 95.

Commission expires 9/23/00

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

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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 99

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 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

05/29/97 01 09:28 0001 6099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03094 72
IDENTIF. # REFERENCE

97 MAY 29 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1