BOOK 10523 PG 947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Rita B. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 5/03/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
EFTB-97-1104

111 W. College Street, Murfreesboro, TN 37130
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
155 Franklin Rd., Suite 150, Brentwood, TN. 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075
1187 Vultee Boulevard, Nashville, TN 37217
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry R. Faust (NAME)	FT Mortgage Companies dba First (NAME)	134-14-11
340 Luna Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Estate of Rose Marie Sanderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry R. Faust and wife, Serena L. Faust

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. 66 on the Plan of Luna Heights, Section 3, of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 238.0 feet on the eastelry side of Luna Drive and runs back between lines 180.00 feet on the northerly side and 150.0 feet on the southerly side to a broken line in the rear, measuring 241.5 feet thereon.

Being the same property conveyed to William C. Sanderson and wife, Rose M. Sanderson by deed from A. S. Johnson of record in Deed Book 3765, page 589, Register's Office for said County. The said William C. Sanderson and wife, Rose M. Sanderson having since passed away. By Last Will and Testament of Rose Marie Sanderson, being one in the same person as Rose M. Sanderson, subject property left to the heirs herein named Sandra Mason, Clyde Cripps, and Adam Todd Sanderson, being record in Book 97, Page 71, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3182, Page 244, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 340 Luna Drive, Nashville, Tennessee 37211
(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 my hand this 23rd day of May, 19 97

Estate of Rose Marie Sanderson

BOOK 10523 PG 948

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sandra Mason and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Rose Marie Sanderson the within named bargainor, and corporation, and that he as such Executrix 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 Sandra Mason as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, TN on this the 23rd day of May 19 97.

My commission expires 5/23/98

Notary Public

IDENTIF. A REFERENCE

97 JUL 10 AM 8:55

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0324628

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [X] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

2608 07/10 0101 03[illegible]

323.5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10523 PG 949

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 85000.00
CON TX 314.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 323.50
CHECK 323.50

07/10/97 01 08:54 0001 2608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03246628
IDENTIFICATION REFERENCE

97 JUL 10 AM 8:55

REGISTER
DAVIDSON COUNTY, TN

No. 1172359