BOOK 10670 PG 949

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,900.00
Robert F. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 4-17-99
(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert F. Sanders (NAME) | Franklin American Mortgage (NAME) | MAP 26-7 |
| 712 Windsor Trace (ADDRESS) | 214 Overlook Court, Suite 150 (ADDRESS) | PARCEL 148 |
| Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP) | Brentwood, Tennessee 37027 (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, Traci Leigh Chance, married and husband, Steve Wilkens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Sanders and husband, Dorothy Ann 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:

BEING Lot No. 226 on the Plan of Windsor Green, Section I, Phase 2, of record in Plat Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Traci Leigh Chance, unmarried by deed from Ronald D. Chance and wife, Nancy A. Chance, of record in Book 10497, Page 885, Register's Office for said County.

Traci Leigh Chance having since married.

Steve Wilkens spouse of Traci Leigh Chance, joins in this conveyance for the express purpose of relinquishing all marial rights he has in subject property now or in the future.

Traci Leigh Chance executes this instrument as Attorney In Fact for Steve Wilkens pursuant to Power of Attorney recorded simultaneously herewith.

97 NOV -4 PM 1:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03661 24

unimproved ( )
This is improved ( X ) property, known as 712 Windsor Trace, Goodlettsville, Tennessee 37072
(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 30th day of October 19 97

Traci Leigh Chance

Steve Wilkens
By Traci Leigh Chance, Attorney-in-fact

Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10670 PG 950

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Traci Leigh Chance

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of October, 1997.

Commission expires 11-27-99

Bertie J. Whitaker
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 _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

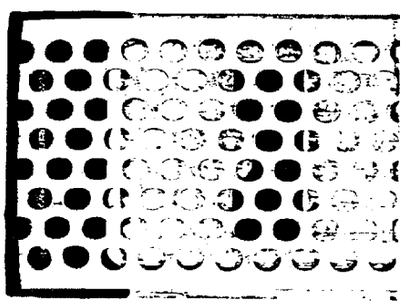
7482 11/04 0101 03CHECK 352.7

On this 30th day of October, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Traci Leigh Chance, to me known to be the person who executed the foregoing instrument in behalf of Steve Wilkens and acknowledged that she executed the same as the free act and deed of the said Steve Wilkens.

Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of October, 1997.

Commission expires: 11-27-99

Bertie J. Whitaker
Notary Public



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

RECEIVED OF _____

FOR _____

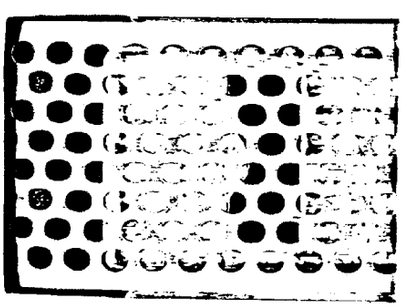
BOOK 10670 PG 951

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |
| | | | CON TX | 343.73 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 352.73 |
| | | | CHECK | 352.73 |

11/04/97 01 14:00 0001 7482

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0366124
IDENTIFICATION REFERENCE

97 NOV -4 PM 1:54

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

No. 1216688